



NGH

Independent Environmental Audit (IEA)

IEA Adaptive reuse of the Royal Hall of Industries- SSD 9726

May 2022

Project Number: 21-539





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Executive summary

The Royal Hall of Industries (the Project) for the Sydney Swans HQ & Community Centre includes adaptive re-use of the Royal Hall of Industries to create a high-performance sport training facility, including offices, café and medical uses, construction of a two-storey building including netball court, sports training and administrative facilities, car parking and site wide landscaping.

FDC Fitout & Refurbishment have been contracted to undertake the works.

An audit was undertaken test compliance with the conditions of approval that related to environmental protection, including stakeholder management and heritage.

The works were in the early stages with construction. Construction commenced on the 27 September 2021. The first site audit was undertaken on the 12 November 2021 and the report submitted to the client on the 26 November 2021. The site audit for this second audit was undertaken on 24 May 2022.

The audit period for this first audit is from 26 November 2021 to the 31 May 2022.

The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented. The site visit and site interviews found that the site was well managed and staff understood their obligations in relation to conditions relating to environmental protection.

In summary the audit found four non-compliances out of a total of 127 environmental Conditions of Approval audited.

1. INTRODUCTION

1.1 Background

The Royal Hall of Industries (the Project) for the Sydney Swans HQ & Community Centre includes adaptive re-use of the Royal Hall of Industries to create a high-performance sport training facility, including offices, café and medical uses, construction of a two-storey building including netball court, sports training and administrative facilities, car parking and site wide landscaping.

FDC Fitout & Refurbishment have been contracted to undertake the works which includes:

Royal Hall of Industries

- Partial demolition of internal walls, doorways, basement and ground floor stairs, sections of roof structure, and window and doorway infills on all elevations of the Royal Hall of Industries.
- Demolition of services shed, electrical kiosk, fencing and part of brick wall at the southern corner of the site.
- Remove existing pavement and driveways.
- Construct a structurally independent first floor mezzanine around the central vault space.
- Construct internal stud partitions and glazing separating uses at ground and first floor mezzanine levels comprising café, meeting rooms, office space, gym and training facilities, auditorium, retail space and museum.
- Provide a central indoor recreation facility and multiuse event space (1807m² GFA).
- Replace existing frosted windows with low emissivity glazing.
- Remove six existing doorway infills on the east and west elevation and create three new entrances and one full height window by removing existing brickwork to lower the sill height of four existing windows on the northern and southern elevation.
- Insert new roof lights within the roof valley.
- Construct four new internal lifts.

Southern courtyard

- Construct a new a two-story building within the southern courtyard providing a netball court and associated training, gym, swimming pool and office space with roof terrace above.
- Construct new plant rooms within existing roof valley containing air handling units.

Access and parking

- Nine car spaces including one accessible space and one loading bay for service vehicles.
- 40 Bicycle parking spaces including 24 secure parking spaces for staff and 16 spaces for visitors.
- Secure End of Trip facilities provided at first floor level within the RHI and ground floor level of the new building. Access and servicing
- New vehicular egress on Errol Flynn Boulevard.
- Loading bay within car park.
- Loading dock on eastern side of RHI for servicing and deliveries.
- Sitewide landscaping.

- Remove 4 existing trees and provide 26 replacement trees and tree pruning.

Lighting

- Lighting strategy including external wayfinding and façade feature lighting design.
- Hours of operation Monday to Sunday 7am to 9pm. Special events to 12pm.
- New stormwater detention tank and relocation of existing stormwater pipes and pits to the eastern boundary. Utilities
- New substation, fire services kiosk and additional telecommunications system.

The Project is subject to a State Significant Infrastructure (SSD 9726) with consent granted by the Minister for Planning and Public spaces in the signed instrument of approval on the 4 June 2020.

1.2 Audit Team

The audit was undertaken by Natascha Arens, Exemplar Global certified Lead Environmental auditor. Natascha has around 25 years experience as an environmental professional and 17 years of auditing experience.

Natascha's CV is provided at Appendix B.

1.3 Objectives

The objective of this Independent Environmental Audit is to assess compliance of the project with the conditions of consent relating to the environment only. The relevant conditions were outlined in the Audit Program, submitted to the Department on 24 August 2021.

1.3.1 Audit Scope and Period

The audit programme and audit has been prepared with reference to the requirements of AS/NZS ISO 19011-2014.

The scope of the audit will include:

- an assessment of compliance of all the conditions of consent relevant to the works at the time of the audit (as detailed in Appendix A).
- An assessment of the adequacy and implementation of the site environmental management plans including:
 - B1 – Microbat management plan
 - B34 - Heritage Interpretation Plan
 - C16 - Community Consultation and Engagement Plan
 - C21 – Construction Environmental Management Plan (CEMP)
 - C22 - Construction Noise and Vibration Management Plan (CNVMP)
 - C23 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
 - C24 - Construction Soil and Water Management Sub-Plan (CSWMSP)
- An assessment of performance of the project in relation to implementation of environmental plans

The audit period for this first audit is from 26 November 2021 to the 31 May 2022.

2. Audit Methodology

2.1 Selection of the Audit Team

Natascha Arens provided an independence declaration and CV and was nominated to the Department Planning, Industry and Environment (the Department) on 24 August 2021 to be the Independent Environmental Auditor for the Project.

2.2 Independent Audit scope development

The audit scope was developed by reviewing the SSD 9726 Conditions and the requirements of AS/NZS ISO 19011-2014.

The audit comprised of offsite document review; site inspection and onsite document review; and offsite audit analysis and reporting.

An audit plan was provided to the auditee prior to the site audit detailing the timing of the audit and requirements regarding accessing the site and documentation.

Offsite document review was undertaken prior to the site component of the audit with further request for information following the site inspection. The site component of the audit included:

- Opening meeting to introduce all parties and discuss the scope and objectives of the audit
- Document and records review to check compliance with conditions
- Interviews with staff including construction site personnel
- Site inspection
- Closing meeting to summarise the findings of the site audit and to discuss additional audit evidence required.

2.3 Compliance evaluation

The audit consisted of offsite document review, onsite document review, site inspection and interviews. The document review included a review of the Conditions of Approval relevant to the environmental aspects of the Project and all management plans and sub plans. The audit protocol was developed and refined and submitted with the audit program (Appendix A).

An Opening Meeting was held on 24 May 2022 at 9am.

Present at the opening meeting were:

- Ben Doyle – Contract Administrator FDC

Document review occurred throughout the day an offsite over the course of the next three working days.

2.4 Site interviews

Interviews with staff as detailed in Section 2.3 above were undertaken throughout the course of the site audit and the following 10 business days to gather evidence during offsite document review.

2.5 Site inspection

A site inspection was undertaken at 1.00pm on the 24 May 2022. The inspection viewed the entire site. The site inspection included a walk over of the entire site including

Photos of the inspection are provided in Appendix E and presented in the audit findings below.

2.6 Consultation

Online consultation was undertaken with all levels of the project team including:

- George Karvountzis – Senior Project Manager FDC
- Ben Doyle – Contract Administrator FDC
- Charlie Akle – Senior Site Manager FDC

An email was sent to NSW DPIE regarding the audit scope. A copy of the correspondence is provided in Appendix C.

2.7 Compliance status descriptors

It should be noted that the Conditions of Consent for the Project do not reference the Independent Audit Post Approval requirements (DPIE 2020). However, the compliance status descriptors from DPIE (2020) have been used to assess compliance.

Table 1 - Compliance status descriptors

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

3. Audit Findings

3.1 Approval and Documents list

The following documents were reviewed to test for compliance with conditions or for implementation of plans. Items in ***bold, italic***, are additional items reviewed for the second audit.

Design plans and Approval documentation

- Signed instrument of Approval DPIE 4 June 2021
- Civil Drawings C02I, C03J, C08H
- Drawing No 181978 C03 Rev J Dated 24.06.21
- Drawing No 181978 C06 Rev J Dated 22.07.21
- Civil Drawings C02I and C08H
- Drawing No. SK.08.0120, Rev A, titled 'Mezzanine Demolition Plan', drawn by Populous, dated 15 June 2021.
- Drawing No. SK.08.0121, Rev A, titled 'Mezzanine Demolition Details', drawn by Populous, dated 15 June 2021.
- Drawing - RHI & swifts building elevations (Populus October 2021)
- Drawing 15-7401-00 SK-09-0040 - C - RHI portico details (Populus October 2021)
- Drawing SK.09.0025 (Populous & Urbis heritage)
- TTW (11.03.2020) Southern Courtyard – Bulk Excavation Plans.
- TTW Ground level reversibility Plan Dated 1/07/2021

Correspondence

- ***Email Correspondence Urbis FDC 20/03/2022***
- ***Post approval form dated 20 November 2021 re B25***
- ***Post approval form dated 18 November 2021 re B38***
- ***Post approval form re C13***
- ***DPE correspondence dated 9 February 2022 re Audit#1 and Action plan***
- ***Email dated 26/5/2022 re dewatering***
- ***Grasshopper correspondence dated 4 February 2022 re asbestos removal***
- Council correspondence dated 27 July and 2 August 2021 RE Condition B4
- Microbat report correspondence:
 - Letter dated 24/6/2021 from DPIE (EES)
 - Letter dated 21/06/2021 from City of Sydney re receipt of Microbat survey report
 - Microbat correspondence letter dated 10/8/2021 from DPIE (EES)
 - Letter dated 7 July 2021 City of Sydney re receipt of Microbat Management plan
- Aurecon Memo Dated 21/06/2021 to DPIE RE B18
- Aurecon Memo Dated 18/08/2021 re Greenstar rating RE B19
- Green star project registration dated 30 August 2019
- Letter dated 2 August 2021 from City of Sydney re drainage works
- Letter 'On Site Detention Approval' Sydney Water, dated 28 July 2021
- Heritage Council of NSW Letter dated 2 November 2021 RE Heritage Interpretation Plan
- Council Letter dated 6 September 2021 RE Heritage Interpretation Plan
- City of Sydney Letter dated 12 August 2021 RE Schedule of Conservation Works
- Email dated 21 July 2021, Urbis –RE nominated heritage consultant
- Letter of engagement – Martin Peacock Tree Care
- City of Sydney Letter dated 10/08/2021 Re Condition B42
- City of Sydney email dated 21/07/2021 re survey marks
- City of Sydney Email dated 6 September 2021 re B58
- Email dated 21 September 2021 re upload of documents to website
- Email dated 6 September 2021 re construction commencement.
- Email dated 26 August from DPIE re CCEP
- Email dated 13 August City of Sydney re CNVMP

- Post approval form dated 27/08/2021 re CPTMP from DPIE
- Email dated 23 July 2021 from TFNSW re CPTMP
- City of Sydney letter dated 23 July 2021 Re C32
- 11 November 2021 Notification to Safework

Reports and plans

- **Construction Environmental Management Plan (CEMP) Rev E (FDC 23/11/2021)**
- **Construction compliance report April 2022**
- **Corrective Action Plan dated 23/12/2021**
- Construction Environmental Management Plan (CEMP) (FDC 30/08/2021)
- Soil and Water management Plan prepared by TTW dated 24/06/21.
- ESCP TTW 24 June 2021
- Flood management strategy (TTW Sept 2019)
- Construction Noise and Vibration Management plan (Acoustic Logic August 2021)
- Royal Hall of Industries Construction Traffic and Pedestrian Management Sub-Plan (Stantec August 2021)
- Unexpected Finds Protocol (Airsafe 8/07/2021)
- Ecological (June 2021) Sydney Swans Head Quarters - 2021 Microbat Survey
- Ecological (August 2021) Sydney Swans Headquarters, Moore Park Microbat Management Plan
- *Ecological Microbat exclusion letter report dated 19 August 2021*
- Landscape Master Plan & Soft works plan 29/07/2021 Arcadia
- Sydney Swans HQ and Community Centre Swans -Hordern – Masterplan (Arcadia June 2021)
- Hardworks ground plan (Arcadia July 2021)
- 19-600 Swans HQ and Community Centre Date 25-Jun-21 prepared by Arcadia Landscape Architecture.
- Douglas Partners (2019) Report on geotechnical investigations Sydney Swans HQ & community Centre
- TTW Soil and Water Management plan (SWMP) 24/06/2021
- TTW Flood Management Study (Sept 2019)
- TTW MUSIC Link report 12/07/2021
- Erosion and Sediment Control Plan
- Waste Management Plan Dickens Solutions October 2019
- Heritage Interpretation Plan – Royal Hall of Industries (Urbis August 2021)
- Photographic Archival recording – Royal Hall of Industries (Urbis August 2021)
- Schedule of Conservation Works - Royal Hall of Industries (Urbis August 2021)
- Construction Compliance Report (FDC September 2021)
- Audit Program Adaptive reuse of the Royal Hall of Industries- SSD 9726 (NGH August 2021)
- Community Consultation and Engagement Plan (CCEP) (Urbis July 2021)
- Letter box report dated 22/09/2021
- Archaeological Assessment & Work Method Statement prepared by AMAC Archaeological and dated May 2019
- Martin Peacock Tree Care Arborist report (5 October 2021)

Design certification ,record, monitoring and Inspections

- **Acoustic Logic (Nov 2021 and Dec 2021 Jan-Feb 2022) Construction Vibration Monitoring Report – Reports 3, 4 & 5**
- **Site inspection reports**
 - **15/2/2022**
 - **9/3/2022**
 - **13/4/2022**
- **Daily Booking run sheets 9/5/22, 10/5/22, 11/5/22, 12/5/22, and 13/5/22**
- **DL Contracting services Roller records 22/5/22**
- **Traffic Controller Booking register. Register sighted for 3/3/22 and 4/3/22**

- **Airsafe test report 1 February 2022**
- **Weekly site inspection forms**
 - 19-20/5/2022
 - 28-29/4/2022
- Construction Certificate 1 MacKenzie Group 21 September 2021
- TTW Civil Design Certificate dated 8th September 2021.
- TTW Civil design Certificate dated 25/06/2021
- Waste management report statement of compliance (Dickens Solutions 9 July 2021)
- Urbis site inspection notes dated 27/10/2021
- Letter dated 19/08/2021 from Urbis
- Letter dated 27/08/2021 from Urbis re Condition B41
- Unexpected finds register
- LA design and Construct Asbestos licence # Ad212803
- Daily booking run sheet 20/10/2021
- Daily booking run sheet 10/11/2021
- FDC Monthly audit 2/11/2021
- Weekly site inspection 6/11/2021
- Acoustic Logic (Oct-Nov 2021) Construction Vibration Monitoring Report - Report 1
- Acoustic Logic (18 Oct 2021) Construction Vibration Monitoring Report - Report 2
- Maintenance records pre start checks; Boom lift service record 12/10/2021, Telehandler service sheet and plant inductions
- Traffic Controller Booking register
- Waste register
- Coleman Adams Environmental- Asbestos sampling report (18/11/20221)
- Asbestos & Hazardous Materials Report (Airsafe July 2021)
- Airsafe report (8/11/2021)
- Resource laboratories test reports for:
 - 10mm aggregate 7/10/2020
 - Bedding sand 5/20/2021
- Boral test report
 - Pipe bedding 22/10/2020

3.2 Compliance performance

In summary the audit found four non-compliances out of a total of 127 environmental Conditions of Approval audited

Condition Part	Compliances	Non Compliances	Not triggered
A (23 Audited Conditions)	6	2	15
B (24 Audited Conditions)	22	0	2
C (18 Audited Conditions)	17	1	0
D (62 Audited Conditions)	52	1	9

Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.

3.3 Summary of agency notices, orders, penalty notices or prosecutions

There have been no agency notices, orders, penalty notices or prosecutions to date.

3.4 Non compliances

Four non-compliances were raised in this audit.

Condition #	Requirement	Audit finding
A2	TERMS OF CONSENT The development may only be carried out: (a) in compliance with the conditions of this consent;	The project was largely being managed in compliance with the conditions of consent. It is noted that three non compliances have been raised against other conditions.
A12	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.	A corrective action plan dealing with the NC's raised in the previous was prepared and submitted to DPIE however DPIE were not notified in writing of the non compliances within seven days after identification of the non-compliance as required by this condition.
C3	ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance	Audit reports have not been loaded on to the website and this has been raised as a NC against part a) x of this condition.

Condition #	Requirement	Audit finding
	<p>with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p>	
D48	<p>ARCHAEOLOGY</p> <p>The recommendations of the Archaeological Assessment & Work Method Statement prepared by AMAC Archaeological and dated May 2019 shall be implemented during the demolition and construction phases of the development.</p>	<p>The Assessment and Work Method Statement by AMAC requires the following at the pool site:</p> <p><i>At the outset of excavation works for the proposed development a suitably qualified archaeologist should be present to inspect the site and brief the excavation personnel regarding its potential archaeology and the excavation procedures set out in this methodology. This brief will provide contractors with the historical context of the site, the anticipated soil profile, the types of unexpected or undocumented finds that may be encountered during excavation work and the stop works procedures to follow if any unexpected archaeological material is found.</i></p> <p><i>An archaeologist will need to be present onsite to inspect the underfloor cavity of the ground floor of the Royal Hall of Industries to identify the presence of any underfloor deposits. The inspection will occur when isolated portions of flooring is being lifted to avoid impacting on any deposits should they exist.</i></p> <p>Site inductions and tool box talks brief workers on the potential for archaeological finds when excavating. Workers are made aware of the excavation procedures which need to take place should any find occur. No finds have been</p>

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Condition #	Requirement	Audit finding
		<p>made to date by FDC or its subcontractors.</p> <p>Regardless, the requirements of the assessment and Work Method Statement require an archaeologist to be present for both initial excavation at the pool site and for underfloor excavation in the RHI and this audit found that has not occurred.</p>

3.5 Previous audit recommendations

Non Compliance #	Condition	Audit finding and recommendations	Status
NC #1	<p>A2 TERMS OF CONSENT The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p>	<p>The project was largely being managed in compliance with the conditions of consent. It is noted that four non conformances have been raised against other conditions, mainly relating to notification requirements.</p>	<p>This was again raised as a Non compliance in the second audit as although the project was largely being managed in compliance with the conditions of consent. It is noted that three non conformances have been raised against other conditions, mainly relating to notification requirements.</p>
NC #2	<p>B25 STORMWATER QUALITY ASSESSMENT Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by Council and a copy of the Council's letter of approval must be provided to the Principal Certifying Authority and Planning Secretary. The stormwater quality assessment must:</p> <p>(a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design</p>	<p>At the time of the audit a copy of the Council's letter of approval was not provided to the Planning Secretary prior to the construction certificate being issued therefore there is a non compliance with this component of the condition. All other parts of the condition have been met.</p>	<p>Closed - A copy of the letter has subsequently been provided to planning</p>

Non Compliance #	Condition	Audit finding and recommendations	Status
NC#3	<p>B38 HERITAGE – MINIMISING IMPACTS</p> <p>The Applicant shall prepare detailed elevation and window plans for the Royal Hall of Industries in consultation with Heritage NSW and Council (or its delegate) demonstrating how the proposal will minimise heritage impacts to the greatest extent practicable. Evidence of endorsement by Heritage NSW must be submitted to the Secretary.</p>	<p>Plans have been prepared and submitted and approved by Council and Heritage NSW. However evidence of endorsement by Heritage NSW was not submitted to the Secretary at the time of the audit, therefore the audit has raised a non-conformance against this part of the condition. It should be noted that during the preparation of this audit report the evidence of endorsement was subsequently submitted.</p>	<p>Closed – A copy has subsequently been provided to planning.</p>
NC#4	<p>D6 SITE NOTICE</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice</p>	<p>The hours of work are not noted on the site notice and the signage creates confusion around the 24 hour contact as the site notice includes contact details for both FDC and Sydney Swans but doesn't detail which is the 24 hour contact.</p> <p>It is noted that this was being rectified as soon as this issue was raised during the audit.</p>	<p>Closed – the site notice was found to include a 24 hour contact</p>
NC#5	<p>D19 Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999)</p>	<p>A review of monitoring results found that there were exceedances of the criteria on the following dates: 18, 19, 20 & 21 October and 25,26.27 & 28 October 2021</p>	<p>Closed – while there were exceedances occurring in this reporting period these are all within the site and building condition assessments for the heritage wall have been prepared to ensure that the structural condition of the heritage wall is not impacted.</p>

3.6 Environmental plans, sub plans and post approval documents

A summary of the implementation of key management plans relevant to this stage of works is provided below..

All plans required by the approval are discussed in the audit protocol table provided in Appendix A of this report. The suite of environmental management plans includes:

- B1 – Microbat management plan
- B34 - Heritage Interpretation Plan
- C16 - Community Consultation and Engagement Plan
- C21 – Construction Environmental Management Plan (CEMP)
- C22 - Construction Noise and Vibration Management Plan (CNVMP)
- C23 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- C24 - Construction Soil and Water Management Sub-Plan (CSWMSP)

Other environmental management discussed in this section includes waste management and tree protection.

3.6.1 Microbat management plan (B1)

The audit found that the requirements of the plan are being implemented. The following specific actions have been undertaken:

- A survey for the Large Bent-winged Bat (*Miniopterus orianae oceanensis*), targeting the potential entry/exit points to the building, for multiple nights was undertaken by Ecological in June 2021. The results of the survey were submitted to the City of Sydney and DPIE Environment, Energy and Science Group (EES).
- Following initial survey work further survey for roosting habitat was undertaken. Only one microbat was identified emerging from a roost entry/exit via thermal imaging and two calls were recorded within the roof void and internal turret of the Royal Hall of Industries (RHI).
- The key actions outlined in the MMP (page 13) include:
 - *Compensatory habitat creation: Microbat boxes will be installed prior to construction and the roof void within the RHI building will be retained to allow for suitable habitat for microbats post-construction.* The audit noted that boxes have been installed (refer site photos)
 - *Exclusion: Exclusion of microbats from the RHI building will be conducted by a suitably qualified ecologist, with monitoring of exclusion devices occurring over multiple nights to ensure any exiting microbats relocate successfully. This will be conducted during non-breeding or maternity seasons or overwinter hibernation and extended torpor seasons for microbats.* The exclusion protocol was carried out by ELA ecologists from 11 to 14 August 2021 following the installation of microbat boxes.
 - *Construction monitoring and reporting: Environmental inductions to advise contractors of the biodiversity values present onsite, risks to human health and safeguards for dealing with unexpected finds.* This requirement is included in the Induction
- A six monthly inspection has been undertaken by the project ecologist and found no presence of bats in the boxes.

3.6.2 Heritage (B35, B36, B37 and Heritage Interpretation plan B34 and D 48)

Condition B34 requires that *Prior to the issue of a Construction Certificate for works to the RHI, a Heritage Interpretation Plan must be prepared for the site in accordance with policy 7.4.7 of the Moore Park Conservation Management Plan and the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines (2005).*

This audit found that the Heritage Interpretation Plan (HIP) has been prepared and includes reference to the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines in the methods Section and Moore Park Conservation Management Plan and more specifically the Conservation Management Plan Royal Hall of Industries. The Heritage Council have confirmed the HIP is compliant with this condition. The City of Sydney have also confirmed the HIP is compliant with this condition

It is a requirement of the Approval (B35) that an Archival recording be undertaken of the Royal Hall of Industries. The audit found that a Photographic Archival recording – Royal Hall of Industries had been prepared by Urbis (August 2021).

Condition B36 requires a Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road, shall be prepared in accordance with the principles outlined in section 7.2.7 of the Draft Conservation Management Plan prepared by GA NSW (June 2007). The audit found that a Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road has been prepared (Urbis August 2021) and has been issued to council.

It is a requirement of the Approval (B37) that all works to the RHI be reversible. Accordingly Populus (2021) have prepared design drawings showing the reversibility of the planned works.

B40 of the approval requires a heritage consultant to be nominated to provide input to the detailed design and work methodologies. The audit found that Urbis have been engaged to undertake this role and have been undertaking regular inspection as evidenced by Urbis site inspection notes dated 27/10/2021.

The audit noted that the significance of the RHI as a heritage item is included in the site induction and interviews with staff during the audit gave confidence that the heritage significance of the RHI was understood and being respected.

Condition D48 requires consideration of an assessment and work method statement prepared by AMAC Archaeological (May 2019). The Work Method statement includes the requirement for a qualified archaeologist to be present at the commencement of excavation work to inspect the site and brief the excavation personnel regarding its potential archaeology and the excavation procedures set out in this methodology. There was a further requirement for an archaeologist to be present to inspect the underfloor cavity of the ground floor of the Royal Hall of Industries to identify the presence of any underfloor deposits. The audit found that this did not occur and was therefore non compliant with this condition.

3.6.3 Stakeholder, Community engagement and complaints (C21)

The website is the key location for the community to access information on the project. The Website is being updated and most of the required information was found on the website. It was noted that a copy of the first audit report was not on the website at the time of the site inspection for the second audit.

Stakeholders are being regularly consulted, particularly the surrounding businesses and a letter box drop advising the commencement of works was provided to surrounding businesses and

residents (Letter box report 22/09/2021). A review of the complaints register found that there have been no complaints raised to date.

3.6.4 Construction Environmental Management Plan (CEMP) C21

A review of the CEMP found that it is compliant with the requirements of the condition. The CEMP includes a series of sub plans, including some that are not mandated by the approval. THE CEMP is underpinned by the following plans:

- Emergency Management Plan
- Traffic Management Plan
- Noise and vibration management plan
- Air Quality Management Plan
- Erosion and Sediment Control Plan
- Unexpected Finds Procedure

The audit found that the requirements of the CEMP are being implemented and compliance checked via monthly and weekly inspections.

3.6.5 Construction Noise and Vibration Management Plan (CNVMP) (C22)

The CEMP includes reference to two Noise and Vibration Management plans in Appendix 7.10. An overarching relative generic plan prepared by FDC which lists the main safeguards required to manage noise and vibration on site and a Construction Noise and Vibration Management plan by Acoustic Logic (August 2021). The Acoustic Logic plan sets the noise management levels for the site and includes specific background noise modelling for the project. Consolidating these plans has been raised as an opportunity for improvement. The plans do however satisfy the requirements of the condition.

Vibration monitoring is required to be undertaken to ensure compliance with DIN 4150-3 (1992-02) Structural vibration. A review of monitoring results found that there were exceedances of the criteria however that all exceedances occurred within the site and a response plan was in place to deal with the exceedances. This included inspection by an external party to ensure that the structural integrity of the heritage wall is maintained.

All other requirements of the plan, including temporary acoustic barriers, adherence to working hours, consultation with stakeholders and respite periods for noisy works were found to be compliant.

3.6.6 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) (C23)

A CTPMSP has been prepared that meets the requirements of C23. The audit specifically found that:

- wayfinding signage was on site
- traffic control was implemented
- the site was secured with a turnstile restricting access (QR code required for entry)
- bookings to enter the site are managed via a system called SIMPEL

3.6.7 Construction Soil and Water Management Sub-Plan (CSWMSP) (C24)

A Soil and Water Management plan has been prepared for the site including an Erosion and Sediment Control Plan detailing site controls for managing construction erosion and sedimentation. Erosion and Sediment controls are inspected and inspections formally documented in weekly inspection checklists.

The site visit undertaken for the audit noted controls in place and no evidence of mud tracking or dirty water leaving the site. The stormwater system is still online so the key control is covering of pits and a bund at the exit point.

3.6.8 Waste

The site visit found that waste was being separated and appropriate waste receptacles were available onsite. A review of the register for 22/09/2021 – through to April 2022 shows that waste is classified into each type and recycled vs waste is calculated.

The audit reviewed waste reports and documentation around unexpected finds. A number of waste classification reports were prepared during this audit period including for unexpected finds of asbestos. The unexpected finds procedure was followed and licenced contractors were engaged to test the material and manage the material onsite.

The audit found that any stockpile material on site was separated and where required covered and fenced and clearly labelled (refer to site photos in Appendix E)

3.6.9 Site Inspections, incidents and Other Records

Weekly site inspections occur with representatives of the project team. The inspections include an audit/review process and give recommendations /actions. A review of actions raised in the checklist found that actions are closed out as evidenced by signed close out sheets.

It was also noted that Martin Peacock Tree Care (Arborist) has undertaken inspections to confirm that the tree protection measures required by condition D50 have been met.

3.7 Consultation outcomes

Relevant stakeholders were consulted as required by the conditions in the preparation of the management plans for the site. Specifically:

- City of Sydney and DPIE (EES) re microbat management
- City of Sydney re drainage works
- Heritage Council and City of Sydney re heritage interpretation plan and schedule of conservation works
- DPIE re construction commencement
- DPIE re CEMP and Subplans
- City of Sydney re Construction Noise and Vibration Sub plan and TfNSW Construction Traffic and Pedestrian Management Sub Plan

3.8 Complaints

The audited noted that there have been no complaints to date.

3.9 Incidents

The audit noted that there have been incidents to date.

3.10 Site inspection

The site inspection found the site to be well maintained. The entire site was viewed at the inspection. The purpose of the site inspection was to check that environmental controls were implemented and maintained. The audit found that:

- Erosion and sediment controls were appropriate and maintained
- The site was clearly fenced and vegetation to be retained was protected with fencing
- Site signage was in place
- Separation of reusable materials such as mulch and topsoil was occurring
- There was no sign of mud tracking on to public roads
- There was no obstruction of the public footpath adjacent to the site.

Photos of the site are provided in Appendix E.

The site visit found the site to be well managed, with waste being separated, erosion and sediment controls in place and site fencing, including clearing boundaries, clearly marked and in good condition.

3.11 Site Interviews

Site interviews occurred with staff from FDC during the course of the audit. The interviews found that staff understood the requirements of the plans.

3.12 Previous annual review or compliance report recommendations

Two compliance reports have been prepared including one pre construction and one during construction. Aside from the non compliances raised in the first audit no other non compliances were raised in the compliance reports.

3.13 Improvement opportunities

The audited noted that the site is well managed, with all processes for checking as required by the CEMP being implemented.

No opportunities for improvement have been raised

3.14 key strengths

The key strength of this project is the committed team. FDC have a good understanding of the conditions and dedicate enough resources to manage the site. The significance of good stakeholder engagement is well understood as is the significance of the RHI as a heritage item.

4. Recommendations

4.1 Summary of Compliance and non compliances against conditions

Four non-compliances were raised in this audit.

Table 4-1: Summary of non-compliances

Condition #	Requirement	Audit finding and recommendation
A2	<p>TERMS OF CONSENT</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p>	<p>The project was largely being managed in compliance with the conditions of consent. It is noted that three non compliances have been raised against other conditions as detailed below.</p>
A12	<p>NON-COMPLIANCE NOTIFICATION</p> <p>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.</p>	<p>A corrective action plan dealing with the NC's raised in the previous was prepared and submitted to DPIE however DPIE were not notified in writing of the non compliances within seven days after identification of the non-compliance as required by this condition.</p> <p>The proponent should ensure that all documentation is submitted to planning in the required timeframes.</p>
C3	<p>ACCESS TO INFORMATION</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of</p>	<p>Audit reports have not been loaded on to the website and this has been raised as a NC against part a) x of this condition.</p> <p>The website should be updated to include the audit report and the construction compliance report recently completed.</p>

Condition #	Requirement	Audit finding and recommendation
	<p>the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p>	
D48	<p>ARCHAEOLOGY</p> <p>The recommendations of the Archaeological Assessment & Work Method Statement prepared by AMAC Archaeological and dated May 2019 shall be implemented during the demolition and construction phases of the development.</p>	<p>The Assessment and Work Method Statement by AMAC requires the following at the pool site:</p> <p><i>At the outset of excavation works for the proposed development a suitably qualified archaeologist should be present to inspect the site and brief the excavation personnel regarding its potential archaeology and the excavation procedures set out in this methodology. This brief will provide contractors with the historical context of the site, the anticipated soil profile, the types of unexpected or undocumented finds that may be encountered during excavation work and the stop works procedures to follow if any unexpected archaeological material is found.</i></p> <p><i>An archaeologist will need to be present onsite to inspect the underfloor cavity of the ground floor of the Royal Hall of Industries to identify the presence of any underfloor deposits. The inspection will occur when isolated portions of flooring is being lifted to avoid impacting on any deposits should they exist.</i></p> <p>Site inductions and tool box talks brief workers on the potential for archaeological finds when excavating. Workers are made aware of the excavation procedures which need to take place should any find occur. No finds have been made to date by FDC or its subcontractors.</p> <p>Regardless, the requirements of the</p>

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IEA Adaptive reuse of the Royal Hall of Industries- SSD 9726

Condition #	Requirement	Audit finding and recommendation
		<p>assessment and Work Method Statement require an archaeologist to be present for both initial excavation at the pool site and for underfloor excavation in the RHI and this audit found that has not occurred.</p> <p>Excavation is now completed, however an archaeologist should be engaged for any further works in these areas.</p>

5. Conclusion

The audit found four non-compliances with the Conditions of Approval. The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented.

In summary the audit found four non-compliances out of a total of 127 environmental Conditions of Approval audited.

Condition Part	Compliances	Non Compliances	Not triggered
A (23 Audited Conditions)	6	2	15
B (24 Audited Conditions)	22	0	2
C (18 Audited Conditions)	17	1	0
D (62 Audited Conditions)	52	1	9

Appendix A Audit Table

Numb er	Condition	Evidence	Recommendations and Findings	Status
SCHEDULE 2 - PART A ADMINISTRATIVE CONDITIONS				
A1	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, and any rehabilitation required under this consent.	Site visit Inspection forms CEMP Induction	There was no evidence of any material harm to the environment as a result of the Project.	C
A2	TERMS OF CONSENT The development may only be carried out:			
	(a) in compliance with the conditions of this consent;	Site visit Inspection forms CEMP Induction	The project was largely being managed in compliance with the conditions of consent. It is noted that three non-conformances have been raised against other conditions, mainly relating to notification requirements.	NC
	(b) in accordance with all written directions of the Planning Secretary;		Nil to date	NT
	(c) in accordance with the EIS dated June 2019, the RtS dated November 2019 and RRFIs dated 30 January 2020, 6 March 2020 and 10 March 2020 all prepared by Urbis;	EIS, CEMP CC1	The project is being constructed and managed in accordance with these documents.	C
	(d) in accordance with the management and mitigation measures	CEMP	Management Mitigation measures are being implemented.	C
	(e) in accordance with the approved plans in the	Construction Certificate 1	The audit notes that CC1 has been	C

Numb er	Condition	Evidence	Recommendations and Findings	Status																																																																																																																				
	<p>table below (except where modified by the conditions of this consent)</p> <table><tr><th colspan="4">Architectural Drawings Prepared by Populous Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SK.01.0001</td><td>F</td><td>PROPOSED SITE PLAN ROYAL</td><td>10.01.2020</td></tr><tr><td>SK.02.0B10</td><td>G</td><td>FLOOR PLAN BASEMENT LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0010</td><td>W</td><td>FLOOR PLAN GROUND LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0110</td><td>T</td><td>FLOOR PLAN LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.02.0210</td><td>E</td><td>FLOOR PLAN LEVEL 01 MEZZANINE</td><td>10.01.2020</td></tr><tr><td>SK02.0310</td><td>G</td><td>FLOOR PLAN ROOF LEVEL</td><td>10.01.2020</td></tr><tr><td>SK03.0010</td><td>D</td><td>BUILDING SECTIONS EAST-WEST</td><td>09.01.2020</td></tr><tr><td>SK.03.0011</td><td>D</td><td>RHI BUILDING SECTIONS NORTH-SOUTH</td><td>09.01.2020</td></tr><tr><td>SK.03.0012</td><td>D</td><td>SWIFTS BUILDING SECTIONS</td><td>09.01.2020</td></tr><tr><td>SK.03.0013</td><td>F</td><td>RHI & SWIFTS BUILDING ELEVATIONS EAST WEST</td><td>10.01.2020</td></tr><tr><td>SK.03.0014</td><td>E</td><td>RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH</td><td>10.01.2020</td></tr><tr><td>SK.05.0001</td><td>E</td><td>GFA DIARAMS GROUND & LEVEL 1</td><td>10.01.2020</td></tr><tr><td>SK.05.0002</td><td>B</td><td>LAND USE PLANS GROUND & LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.08.0B10</td><td>C</td><td>DEMOLITION PLAN BASEMENT LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0010</td><td>C</td><td>DEMOLITION PLAN GROUND LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0110</td><td>C</td><td>DEMOLITION PLAN LEVEL 01</td><td>24.10.2019</td></tr><tr><td>SK.08.0310</td><td>C</td><td>DEMOLITION PLAN ROOF LEVEL</td><td>24.10.2019</td></tr><tr><th colspan="4">Landscape Drawings prepared by Arcadia</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>400</td><td>H</td><td>LANDSCAPE PLANTING SCHEDULE</td><td>JAN 2020</td></tr><tr><td>401</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>402</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>403</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>404</td><td>H</td><td>SOFTWORKS PLAN – FIRST FLOOR</td><td>JAN 2020</td></tr><tr><td>501</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>502</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>600</td><td>H</td><td>LANDSCAPE SPECIFICATION</td><td>JAN 2020</td></tr></table>	Architectural Drawings Prepared by Populous Architects				Dwg No.	Rev	Name of Plan	Date	SK.01.0001	F	PROPOSED SITE PLAN ROYAL	10.01.2020	SK.02.0B10	G	FLOOR PLAN BASEMENT LEVEL	10.01.2020	SK.02.0010	W	FLOOR PLAN GROUND LEVEL	10.01.2020	SK.02.0110	T	FLOOR PLAN LEVEL 01	10.01.2020	SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020	SK02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020	SK03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020	SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020	SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020	SK.03.0013	F	RHI & SWIFTS BUILDING ELEVATIONS EAST WEST	10.01.2020	SK.03.0014	E	RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH	10.01.2020	SK.05.0001	E	GFA DIARAMS GROUND & LEVEL 1	10.01.2020	SK.05.0002	B	LAND USE PLANS GROUND & LEVEL 01	10.01.2020	SK.08.0B10	C	DEMOLITION PLAN BASEMENT LEVEL	24.10.2019	SK.08.0010	C	DEMOLITION PLAN GROUND LEVEL	24.10.2019	SK.08.0110	C	DEMOLITION PLAN LEVEL 01	24.10.2019	SK.08.0310	C	DEMOLITION PLAN ROOF LEVEL	24.10.2019	Landscape Drawings prepared by Arcadia				Dwg No.	Rev	Name of Plan	Date	400	H	LANDSCAPE PLANTING SCHEDULE	JAN 2020	401	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	402	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	403	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	404	H	SOFTWORKS PLAN – FIRST FLOOR	JAN 2020	501	H	LANDSCAPE DETAILS	JAN 2020	502	H	LANDSCAPE DETAILS	JAN 2020	600	H	LANDSCAPE SPECIFICATION	JAN 2020	MacKenzie Group 21 September 2021	issued and no changes to plans are noted or modifications submitted to DPIE. Therefore, the works are being constructed in accordance with the approved plans. It is further noted that while not yet submitted a modification is proposed including changes to tenancy use changes and changes to internal partitions.	
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A3	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		No Written Directions to date.	NT																																																																																																																				
	(b) the implementation of any actions or measures		No Written Directions to date.	NT																																																																																																																				

Numb er	Condition	Evidence	Recommendations and Findings	Status
	contained in any such document referred to in condition A3(a).			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		Noted	NT
A5	<p>EVIDENCE OF CONSULTATION Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p>	Refer B1	Consultation was undertaken with DPIE (EES) and City of Sydney regarding the Microbat Report. The consultation satisfies this condition.	C
	<p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>		Neither party raised any issues with the report.	C
A6	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Under Part 6 of the EP&A Act, the Applicant is 	<p>TTW Civil Design Certificate dated 8th September 2021.</p> <p>Construction Certificate 1 MacKenzie Group 21 September 2021</p>	MacKenzie Group issued Construction Certificate 1 on the 21 September 2021.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.			
A7	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.		Noted	NT
A8	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.		Noted	NT
A9	MONITORING AND ENVIRONMENTAL AUDITS 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. <i>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</i>	Vibration monitors noted on site Vibration monitoring results	Noted this audit is being undertaken with the requirements of Division 9.4 of Part 9 of the EP&A Act. Vibration monitoring occurred as required by the NVMP and is now complete as structural work is now completed. There has been an inspection of the bat boxes refer to condition D53.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	<i>consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
A10	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.		No Notifiable incidents to date.	NT
A11	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.		Noted	NT
A12	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.		The only non compliances that have been raised were as a result of audit #1. A corrective action plan dealing with the NC's raised in the previous was prepared and submitted to DPIE however DPIE were not notified in writing of the non compliances within seven days after identification of the non-compliance	NC
A13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
A14	The notification of any non-compliance in accordance with Condition A13 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.		Noted	NT
A14	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of: (a) the submission of a compliance report under condition C4 and C6;	Pre construction compliance report dated 15 September 2021. Construction compliance report April 2022	No non compliances were raised in the pre construction compliance report and no revisions required as the plans were prepared at a similar time to the compliance report. The three month period since the preparation of the compliance report has not been triggered.	C
	(b) the submission of an incident report under condition A15;		There have been no incident reports submitted.	NT
	(c) the submission of an Independent Audit under condition C8;		This is the first audit.	NT
	(d) the approval of any modification of the conditions of this consent; or		There have been no modifications to date	NT
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.		No directions to date	NT
A15	If necessary to either improve the environmental performance of the development, cater for a		No Modifications to date	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>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 and/or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
A20	<p>STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS</p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>		No staging proposed.	NT
	<p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or</p>			NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	design plan) or programs that are proposed to be combined); and			
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Construction Environmental Management Plan (CEMP) Rev E (FDC 23/11/2021)	There have been minor updates to the management plan as a result of management review and the previous independent audit.	C
A21	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.			NT
A22	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.			NT
A23	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.			NT
A24	LIMITS ON CONSENT This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	Signed instrument of Approval DPIE 4 June 2021		NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
A25	This consent does not approve the following components of the development: (a) The fitout and operation of the café at ground floor level of the Royal Hall of Industries building	Site visit		NT
	(b) The fitout and operation of the medical tenancy located at first floor level of the Royal Hall of Industries building	Site visit		NT
	(c) The installation of signage	Site visit		NT
	(d) The pruning of trees identified as No. 8 and No 9. in the Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy, Dated May 2019. Where required separate approvals shall be obtained from the relevant consent authority (except where exempt and complying development applies).	Site visit		NT
A29	ABORIGINAL ARCHAEOLOGY The Applicant shall ensure the construction and operation of the development at all times complies with the recommendations of the Due Diligence Aboriginal Archaeological Assessment, prepared by AMA Archaeological dated April 2019 and the Aboriginal Cultural Heritage Assessment prepared by AMA Archaeological dated July 2019.	Encountering natural material is included in the Induction	The Due Diligence report found no confirmed sites within the study area and identified the site as being heavily disturbed. There is a requirement to undertake further assessment if natural soils are encountered during excavation.	C
SCHEDULE 2 - PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE				
B1	MICROBATS Prior to issue of any construction certificate the Applicant shall: (a) Undertake surveys of potential microbat roosts with thermal imagers in association with acoustic detectors, for the Large Bent-winged Bat (<i>Miniopterus orianae oceanensis</i>), targeting the	Ecological (June 2021) Sydney <i>Swans Head Quarters - 2021 Microbat Survey</i> Microbat report correspondence: Letter dated 24/6/2021 from DPIE (EES)	A review of the Ecological report noted that surveys included thermal imagers and ultrasonic detectors in suitable weather conditions. The report was sent to DPIE, Environment, Energy and Science Group (EES) and EES advised that	C

Number	Condition	Evidence	Recommendations and Findings	Status
	<p>potential entry/exit points to the building, for multiple nights (5 nights minimum) in suitable weather conditions and at times of year most appropriate for this species. 'Suitable weather conditions' means conditions of no rain, little or no wind and when the maximum day time temperature has reached no less than 18 degrees Celsius on the afternoon preceding the survey. 'Most appropriate time of year' for the Large Bent-winged Bat in Sydney is from autumn through to early winter. A report of the surveys and results must be submitted to EES and City of Sydney Council's Urban Ecology Coordinator for endorsement.</p>	<p>Letter dated 21/06/2021 from City of Sydney re receipt of Microbat survey report</p>	<p>the report satisfies the condition. City of Sydney also confirmed that they received a copy of the report.</p>	
	<p>(b) If the surveys determine that any threatened microbat species roost, or are likely to roost in the RHI, identify avoidance measures including retention of identified or potential microbat roosting habitat. If this requirement can't be satisfied, the Applicant must demonstrate why this cannot be achieved to the satisfaction of the EES, and Council and purchase and retire biodiversity credits to offset the prescribed impacts, or other conservation measures, in consultation with the approval authority.</p>	<p>Ecological (June 2021) Sydney Swans Head Quarters - 2021 Microbat Survey</p> <p>Ecological (August 2021) Sydney Swans Headquarters, Moore Park Microbat Management Plan</p>	<p>Surveys in 2020 and 2021 identified suitable roosting habitat, within the RHI. Only one microbat was identified emerging from a roost entry/exit via thermal imaging and two calls were recorded within the roof void and internal turret. As these areas of the building will be impacted by the works, compensatory nest boxes have been placed in nearby vegetation. These were observed whilst on site.</p>	C
	<p>(c) Prepare a Microbat Management Plan specifying mitigation measures to be taken prior to and during construction; adaptive measures; provision of compensatory habitat; consideration of lighting and vegetation and requirements for monitoring and reporting. The plan must to be prepared by a fauna ecologist with specialist knowledge in nest boxes for microbats, in consultation with EES and the City of</p>	<p>Sydney Swans Headquarters, Moore Park Microbat Management Plan</p> <p>Microbat correspondence letter dated 10/8/2021 from DPIE (EES)</p> <p>Letter dated 7 July 2021 City of Sydney re receipt of Microbat</p>	<p>A review of Correspondence from EES, shows that draft plans were provided to DPIE and that changes were made in response to their comments. The latest correspondence from DPIE (10/8/2021) noted a number of changes and a review of the</p>	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	Sydney's Council's Urban Ecology Coordinator and the final version endorsed by EES and the City of Sydney.	Management plan https://www.sydneyswans.com.au/club/RHI	management plan indicates that all of these changes have been made. DPIE also states that the plans and monitoring results should be made publicly available. A review of the Sydney Swans website shows that the plan and the monitoring results are publicly available. City of Sydney accepted and endorsed the management plan in the letter dated 7 July 2021.	
B2	All pre-construction mitigation and management measures in the approved Microbat Management Plan must be implemented prior to the issue of a Construction Certificate.	Ecological Microbat exclusion letter report dated 19 August 2021	A review of the Ecological report confirms that the requirement of this condition has been met.	C
B3	The Applicant must provide evidence to the Certifying Authority that Conditions B1 and B2 of this consent have been complied with.	Ecological Microbat exclusion letter report dated 19 August 2021 <i>Sydney Swans Headquarters, Moore Park Microbat Management Plan Ecological (June 2021) Sydney Swans Head Quarters - 2021 Microbat Survey</i>	All reports and actions required under B1 and B2 were included in the construction certificate prepared by the certifier.	C
B4	Prior to the issue of any Construction Certificate, amended plans/landscaping drawings and documents shall be submitted to Council for approval showing: (a) Relocation of the row of nine new trees from the eastern façade of the Royal Hall of Industries to the garden zone adjacent to new shared road and site boundary. Trees to be located at minimum 8 metre spacing and outside of the canopy of existing stand of trees adjacent to Errol Flynn Boulevard	Council correspondence dated 27 July and 2 August 2021 RE Condition B4 TTW Civil design Certificate dated 25/06/2021	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	(b) Provision of one new medium to large sized tree in the grassed zone between the existing palm trees and the NSW Swifts building. The chosen tree species must have a minimum height of 15 metres with a canopy spread of 6 metres at maturity	Council correspondence dated 27 July and 2 August 2021 Landscape Master Plan & Soft works plan 29/07/2021 Arcadia	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(c) How the proposed site landscaping, including furniture, paving, levels and drainage integrates with the works to the northern plaza, located between the site and the Hordern Pavilion (D/2019/830) to the north. Submit hardworks plans and details for all surface finishes, furniture and fixtures.	Council correspondence dated 27 July and 2 August 2021 Sydney Swans HQ and Community Centre Swans -Hordern – Masterplan (Arcadia June 2021)	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(d) Location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots.	Council correspondence dated 27 July and 2 August 2021 Landscape Plans prepared by Arcadia	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	e) Location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, shade structures, other features, and all associated footings.	Council correspondence dated 27 July and 2 August 2021 Landscape Plans prepared by Arcadia	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(f) Coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, fence footings, sign posts etc.	Council correspondence dated 27 July and 2 August 2021 Hardworks ground plan (Arcadia July 2021)	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(g) Detailed grading plan with existing and proposed levels, falls, and pits	Council correspondence dated 27 July and 2 August 2021 Pavement and contour plan (TTW June 2021)	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(h) Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.	Council correspondence dated 27 July and 2 August 2021 Landscape Plans prepared by Arcadia	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(i) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.	Council correspondence dated 27 July and 2 August 2021 Landscape Plans prepared by Arcadia	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
	(j) Landscape maintenance plan. This plan is to be complied with during occupation of the property.	Section 6 of 19-600 Swans HQ and Community Centre Date 25-Jun-21 prepared by Arcadia Landscape Architecture.	Maintenance is included in the Landscape Plan prepared by Arcadia.	C
	(k) Details of drainage, waterproofing and watering systems	Council correspondence dated 27 July and 2 August 2021	Correspondence with council shows that amended plans/landscaping drawings and documents have been submitted and council has confirmed that condition has been met.	C
B18	ENVIRONMENTAL SUSTAINABILITY The Applicant shall ensure the detailed design of the development incorporates the environmental	Aurecon Memo Dated 21/06/2021 to DPIE	Table 1 of the Aurecon Memo sets out the ESD initiatives detailed in the ESD Report and confirms their	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	sustainability objectives, measures and initiatives outlined in the Ecological Sustainable Development Report (Revision 5) prepared by Aurecon Australasia Pty Ltd and dated 21 October 2019 (as amended by the Memorandum prepared by Aurecon Australasia Pty Ltd dated 19 December 2019). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.		integration in the design. This memo was provided to the certifier APP and DPIE.	
B19	The Applicant shall demonstrate that ESD is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.2 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.	Aurecon Memo Dated 18/08/2021 re Greenstar rating Green star project registration dated 30 August 2019	The memo notes that the Green Star tool is an As Built rating and is formally completed following the construction of the building. The memo further notes that rating will be documented and submitted to the GBCA within 24 months of Practical Completion.	NT
B21	Should groundwater be intercepted during excavation works, licenced water entitlement must be obtained to account for the take of water, unless subject to an exemption.	Douglas Partners (2019) Report on geotechnical investigations Sydney Swans HQ & community Centre	A Geotech investigation has been undertaken stating the groundwater is unlikely to be intercepted.	NT
B22	STORMWATER AND DRAINAGE Prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work a detailed drainage engineering design, calculations and design for the stormwater overland flow path for the development must be: (a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater; and	Civil Drawings C02I, C03J, C08H TTW Civil design Certificate dated 25/06/2021 TTW Soil and Water Management plan (SWMP) 24/06/2021	TTW have issued a design certificate confirming compliance with this condition TTW SWMP (Section 3) shows the proposed method and collection of stormwater	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)	TTW Soil and Water Management plan (SWMP) 24/06/2021	TTW undertook a stormwater assessment for the site	C
	(c) submitted to and be approved by the Council and a copy of Council's approval must be provided to the Principal Certifying Authority.	Letter dated 2 August 2021 from City of Sydney re drainage works	Detailed drainage engineering design, calculations and design for the stormwater overland flow path submitted and approved by council	C
B23	For approval of a connection into Council's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council, together with an application fee in accordance with Council's adopted Schedule of Fees and Charges. The application must be approved by the Council prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work. All proposed connections to Council's underground drainage system require the owner to enter into a Deed of Agreement with Council and obtain registration on Title of a Positive Covenant prior to an Occupation Certificate being issued, including an Interim Occupation Certificate.	Letter dated 2 August 2021 from City of Sydney re drainage works	Council confirmed that no new connections to the City's Drainage system are proposed.	C
B24	ON-SITE DETENTION The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval by Sydney Water of the detailed design of the on-site detention must be submitted to and be accepted by Council and a copy of Council's letter of acceptance must be provided to the Certifying Authority prior to a Construction	Letter 'On Site Detention Approval' Sydney Water, dated 28 July 2021. Letter dated 2 August 2021 from City of Sydney re drainage works Drawing No 181978 C03 Rev J Dated 24.06.21 Drawing No 181978 C06 Rev J Dated 22.07.21	City of Sydney and Sydney Water Letters confirm compliance with this condition.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	Certificate being issued, excluding for any approved preparatory, demolition or excavation works.			
B25	<p>STORMWATER QUALITY ASSESSMENT</p> <p>Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by Council and a copy of the Council's letter of approval must be provided to the Principal Certifying Authority and Planning Secretary.</p> <p>The stormwater quality assessment must:</p> <p>(a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design</p>	<p>Council email dated 22/07/2021</p> <p>Letter dated 2 August 2021 from City of Sydney re drainage works</p> <p>TTW Flood Management Study (sept 2019)</p> <p>MUSIC Link report 12/07/2021 (prepared by TTW)</p> <p>Post approval form dated 20 November 2021</p>	<p>TTW prepared and submitted a MUSIC report to Council. Council have approved the model.</p> <p>At the time of the first audit a copy of the Council's letter of approval was not provided to the Planning Secretary prior to the construction certificate being issued therefore there is a non-compliance with this component of the condition. The second audit found that the approval had subsequently been submitted to the Department.</p>	C
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)	MUSIC Link report 12/07/2021 (prepared by TTW)	MUSIC Link report 12/07/2021 (prepared by TTW)	C
	<p>(c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads:</p> <p>(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by 85%;</p> <p>(ii) reduce the baseline annual pollutant load for total phosphorous by 65%;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by 45%.</p>	<p>TTW Flood Management Study (sept 2019)</p> <p>MUSIC Link report 12/07/2021 (prepared by TTW)</p>	MUSIC Link report 12/07/2021 (prepared by TTW)	C
	(d) include certification from a suitably qualified	TTW Flood Management Study (sept	MUSIC Link report 12/07/2021	C

Number	Condition	Evidence	Recommendations and Findings	Status
	practicing professional that the requirements of parts (i) (ii) (iii) and (iv) of this condition have been met.	2019) MUSIC Link report 12/07/2021 (prepared by TTW)	(prepared by TTW)	
B27	EROSION AND SEDIMENT CONTROL Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the Certifier prior to the issue of the relevant Construction Certificate.	TTW Civil design Certificate dated 25/06/2021 Civil Drawings C02I and C08H Erosion and Sediment Control Plan	TTW have approved the ESCP and confirm that the plans comply with this condition.	C
B33	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 Council's Waste Management Guidelines for Proposed Development. Details are to be submitted to the Certifier prior to the issue of a Construction Certificate.		The Statement of compliance by Dickens Solution confirms compliance with Council's Waste Management Guidelines. This is included in the Construction Certificate.	C
B34	HERITAGE INTERPRETATION Prior to the issue of a Construction Certificate for works to the RHI, a Heritage Interpretation Plan must be prepared for the site in accordance with policy 7.4.7 of the Moore Park Conservation Management Plan and the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines (2005). The plan must detail how information on the history and significance of the Royal Hall of Industries will be provided for the public and make recommendations regarding public accessibility, signage and lighting, including the	Heritage Interpretation Plan – Royal Hall of Industries (Urbis August 2021) Heritage Council of NSW Letter dated 2 November 2021 Council Letter dated 6 September 2021	The Heritage Interpretation Plan (HIP) includes reference to the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines in the methods Section and Moore Park Conservation Management Plan and more specifically the Conservation Management Plan Royal Hall of Industries. The Heritage Council have confirmed the HIP is compliant with this	C

Number	Condition	Evidence	Recommendations and Findings	Status
	types, locations, materials, colours, dimensions, fixings and text of interpretive devices to be installed. The plan shall be prepared by a suitably qualified architect experienced in heritage conservation in consultation with Heritage NSW and Council to the satisfaction of the Planning Secretary. The recommendations of the Plan are to be implemented in conjunction with the proposed development.		condition. The City of Sydney have also confirmed the HIP is compliant with this condition	
B35	HERITAGE - ARCHIVAL RECORD A photographic archival recording of the Royal Hall of Industries, the site and setting shall be prepared prior to the issue of a construction certificate, prior to commencement of works, during works and at the completion of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW and shall be kept in a building archive on site, in accordance with policy 1.24 of the Conservation Management Plan.	Photographic Archival recording – Royal Hall of Industries (Urbis August 2021) Heritage Council of NSW Letter dated 2 November 2021	Urbis have completed an Archival recording that is compliant with the condition. Heritage NSW have been provided with a copy of the recording.	C
B36	SCHEDULE OF CONSERVATION WORKS A Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road, shall be prepared in accordance with the principles outlined in section 7.2.7 of the Draft Conservation Management Plan prepared by GA NSW (June 2007). The schedule is to include works to the brickwork, cement render detailing, timber joinery, doors, windows, roof structure and the reinstatement of the clerestory vents and shall be prepared by an architect suitably qualified and	Schedule of Conservation Works - Royal Hall of Industries (Urbis August 2021) City of Sydney Letter dated 12 August 2021	A Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road has been prepared and has been issued to council.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	experienced in heritage conservation. The schedule shall be submitted to and approved by Council prior to a Construction Certificate being issued for the development.			
B37	REVERSIBILITY The Applicant shall prepare detailed plans in consultation with an appropriately qualified heritage specialist demonstrating the approved mezzanine level within the RHI can be reversible with no permanent impact on the fabric of the building. The plans must be submitted to and approved by Council prior to a Construction Certificate being issued for works to the Royal Hall of Industries. Works must be carried out in accordance with the approved plans.	City of Sydney Letter dated 12 August 2021 TTW Ground level reversibility Plan Dated 1/07/2021 Drawing No. SK.08.0120, Rev A, titled 'Mezzanine Demolition Plan', drawn by Populous, dated 15 June 2021. Drawing No. SK.08.0121, Rev A, titled 'Mezzanine Demolition Details', drawn by Populous, dated 15 June 2021.	Detailed plans have been prepared demonstrating compliance with this condition and submitted and approved by council.	C
B38	HERITAGE – MINIMISING IMPACTS The Applicant shall prepare detailed elevation and window plans for the Royal Hall of Industries in consultation with Heritage NSW and Council (or its delegate) demonstrating how the proposal will minimise heritage impacts to the greatest extent practicable. Evidence of endorsement by Heritage NSW must be submitted to the Secretary.	City of Sydney Letter dated 12 August 2021 Heritage Council of NSW Letter dated 2 November 2021 Drawing - RHI & swifts building elevations (Populus October 2021) Drawing 15-7401-00 SK-09-0040 - C - RHI portico details (Populus October 2021) Post approval form dated 18 November 2021	Plans have been prepared and submitted and approved by Council and Heritage NSW. However, evidence endorsement by Heritage NSW was not submitted to the Secretary at the time of the first audit, therefore a non-conformance against this part of the condition was raised. Notification to the Secretary has subsequently occurred.	C
B39	Prior to a construction certificate being issued for the works, details of the fixings of the Waste Storage Unit to the Royal Hall of Industries demonstrating that the fixings do not have an unacceptable impact on significant heritage fabric	Email dated 21 July 2021, Urbis – heritage consultant	Urbis confirmed compliance with this condition.	C

Number	Condition	Evidence	Recommendations and Findings	Status
	must be approved by the Applicant's nominated heritage consultant.			
B40	HERITAGE CONSULTANT A suitably qualified and experienced heritage consultant must be nominated for the project throughout the design development, contract documentation and construction of the development. The heritage consultant: (a) must provide input into the detailed design	Letter dated 19/08/2021 from Urbis confirms two appointed architects, specialising in heritage buildings Urbis site inspection notes dated 27/10/2021	Urbis have been engaged and are undertaking site inspections to provide advice to fabric	C
	(b) shall inspect the demolition and removal of material	Letter	Site inspection notes show evidence of presence on site during demolition works	C
	(c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged	Urbis site inspection notes dated 27/10/2021 Email Correspondence Urbis FDC 20/03/2022	Site inspection notes show evidence of request for review of specifications for construction materials	C
	(d) is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, adaptive reusing, recording and demolition	Urbis site inspection notes dated 27/10/2021 Email Correspondence Urbis FDC 20/03/2022	Site inspection notes show that Urbis are involved in the design considerations around significant fabric and spaces	C
	(e) is to have full access to the site and is to be authorised to response directly to Council and Heritage NSW is information or clarification is required	Letter dated 19/08/2021 from Urbis	The engagement letter confirms this authority.	C
	(f) must be satisfied that all work has been carried out in accordance with the conditions of this consent Evidence of commission on the above terms is to be provided to the Certifying Authority, prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.	Urbis site inspection notes dated 27/10/2021 Email Correspondence Urbis FDC 20/03/2022	Site inspections are occurring to confirm this.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
B41	HERITAGE – NEW SERVICES The heritage consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the Conservation Management Plan. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces must be prepared to the satisfaction of the Certifying authority prior to the issue of a construction certificate of the works.	Letter dated 27/08/2021 from Urbis re Condition B41	The letter report from Urbis confirms compliance with this condition.	C
B42	TREE PROTECTION A scaled plan that clearly illustrates all of the trees impacted by the development, including the TPZ, SRZ, canopy spread and encroachment area must be submitted to and approved by Council prior to the issue of the Construction Certificate.	Letter of engagement – Martin Peacock Tree Care City of Sydney Letter dated 10/08/2021 Re Condition B42	The plan has been submitted and approved by council	C
B50	PRESERVATION OF SURVEY MARKS Prior to the issue of a Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.	City of Sydney email dated 21/07/2021	Survey plans clearly showing the requirement of this condition have been submitted to Council.	C
B58	SIGNAGE STRATEGY Prior to the issue of a Construction Certificate an external signage strategy must be prepared in consultation with the CPMPT and the heritage consultant nominated under Condition B40 and submitted to Council for approval.	Drawing SK.09.0025 (Populous & Urbis heritage) City of Sydney Email dated 6 September 2021 re B58.	Drawing SK.09.0025 has been prepared by Populous & Urbis heritage to demonstrate the proposed signage strategy and has been submitted to council and approved.	C
SCHEDULE 2 - PART C PRIOR TO COMMENCEMENT OF WORKS				

Number	Condition	Evidence	Recommendations and Findings	Status
C3	<p>ACCESS TO INFORMATION</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p>	<p>https://www.sydneyswans.com.au/club/RHI</p> <p>Email dated 21 September 2021 re upload of documents to website Website as @ 24/5/2022</p> <p>https://www.sydneyswans.com.au/club/RHI</p>	<p>A review of the website found that most documentation was available in accordance with the condition. All approvals and plans were available</p> <p>Regular reporting occurs in the form of construction updates with the latest being on the 13/5/2022. Monitoring results are captured in the compliance reports. Progress of the stage of development occurs in the form of construction updates with the latest being on the 13/5/2022</p> <p>There is a contacts page and a complaints register – there have been no complaints to date.</p> <p>Audit reports have not been loaded on to the website and this has been raised as a NC against part a) x of this condition.</p>	NC

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.			C
C8	The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring;	Section 2 of the Construction Compliance Report (FDC September 2021)	Summary and analysis of environmental monitoring is included in the report	C
	(b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;	Pre Construction Compliance Report (FDC September 2021) Construction compliance report (FDC April 2022)	Section 3 of the report details complaints, there have been none to date.	C
	(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;		Section 4 details amendments to the CEMP, there have been non to date	C
	(d) a register of any modifications undertaken and their status;		Section 5 details modifications, there have been none to date.	C
	(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;		Section 6 details audits – however none had been undertaken the time of writing of the report.	C
	(f) a summary of all incidents notified in accordance with this consent; and		Section 7 of the report details incidents, noting there have been none to date.	C
	(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.		Section 8 details a summary of all conditions and their status	C
C9	INDEPENDENT ENVIRONMENTAL AUDIT No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared	DPIE Post approval Form dated 24/08/2021 Email dated 6 September 2021 re commencement.	The audit program was submitted to DPIE on the 24 August and construction commenced on the 27 September 2021.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information			
C10	The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.	Audit Program Adaptive reuse of the Royal Hall of Industries- SSD 9726 (NGH August 2021)	The audit program defines the scope	C
C11	The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions C8 and C9 above must be implemented and complied with for the duration of the development.	Audit Program Adaptive reuse of the Royal Hall of Industries- SSD 9726 (NGH August 2021)	This is the first audit and has been undertaken in accordance with the program. The second audit commenced on the 24/5/22 and is therefore within 6 months of the first audit in November 2021)	C
C12	All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;	This audit	This audit assessed the environmental performance of the development, and its effects on the surrounding environment including the community, via document review and site visits.	C
	(b) assesses whether the development is complying with the terms of this consent;		This audit assessed the compliance with the environmental terms of consent, via document review and site visits.	C
	(c) reviews the adequacy of any document required		This was undertaken as part of the	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	under this consent; and		audit.	
	(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.		Noted	C
C13	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary. <i>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.</i>	Corrective Action Plan dated 23/12/2021 Post approval form re C13 DPE correspondence dated 9 February 2022 re Audit #1 and Action plan	A copy of the audit report and corrective action plan was provided to the Department in December 2021, therefore in compliance with this condition.	C
C16	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN (CCEP) A Community Consultation and Engagement Plan (CCEP) shall be prepared prior to the commencement of works and shall include how notification of residents and complaints associated with the proposal will be managed.	CCEP (Urbis July 2021)	The CCEP was prepared in July 2021 and therefore prior to the commencement of works on the 27 September 2021. Section 4 of the plan details how information will be disseminated to the community and Section 5 deals with complaints and feedback.	C
C17	The CCEP must be implemented during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Letter box report dated 22/09/2021	Consultation with the community is occurring during construction	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
C18	The CCEP must: (a) identify people to be consulted during the design and construction phases;		Section 3 of the plan identifies stakeholders.	C
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;		Section 4 of the plan details how information will be disseminated to the community.	C
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;		Section 4.1.1 of the plan details a trigger for the requirement of community based forums	C
	(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.		Section 5 of the plan deals with complaints and feedback.	C
C19	The CCEP must be submitted to the Planning Secretary for information no later than one month before the commencement of any work.	Email dated 26 August from DPIE	DPIE have acknowledge receipt of the CCEP	C
C20	The CCEP must be implemented for a minimum of 12 months following the completion of construction.	Letter box report dated 22/09/2021	Consultation with the community is occurring during construction	C
C21	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) Prior to the commencement of any works, the Applicant shall prepare a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall be informed by the Construction Management Plan submitted with the application. The CEMP	Construction Environmental Management Plan (CEMP) Rev E (FDC 23/11/2021)	Hours of work are detailed in the Noise and Vibration management plan Section 2.1.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	shall address, but not be limited to, the following matters where relevant: (a) hours of work (Conditions D7 to D11)			
	(b) 24 hour contact details of site manager and details of complaint handling		The Emergency Management Plan includes contact names and numbers. Details of complaint handling are included in the Noise and Vibration Management plan. Both plans for part of the CEMP.	C
	(c) traffic management, in consultation with Council and TfNSW		The CEMP includes a Traffic Management Plan at Appendix 7.7 Appendix A of the CTMP includes the requirements from the City of Sydney for the plan.	C
	(d) construction noise and vibration management, prepared by a suitably qualified person		Appendix 7.10 of the CEMP includes a noise and vibration management plan.	C
	(e) management of dust to protect the amenity of the neighbourhood		Appendix 7.13 of the CEMP includes an Air Quality Management Plan	C
	(f) erosion and sediment control		Appendix 7.13 of the CEMP references the Erosion and Sediment Control Plan, but it is not included here. The ESCP has been provided and this referencing issue has been noted as an Opportunity for Improvement.	C
	(g) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site	ESCP TTW 24 June 2021		C

Number	Condition	Evidence	Recommendations and Findings	Status
	(h) measures to ensure vehicle access and storage of materials and equipment will not impact trees outside the site	ESCP TTW 24 June 2021		C
	(i) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting	Greenstar design as built reference table		C
	(j) works in accordance with any remedial works plan	Unexpected finds register LA design and Construct Asbestos licence # Ad212803 Site visit and photos Airsafe test report 1 February 2022	Unexpected asbestos find on the 5/11/021 Material was covered and separated in accordance with the unexpected finds Unexpected find of asbestos 1 February 2022	C
	(k) air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works		Appendix 7.13 of the CEMP includes an Air Quality Management Plan	C
	(l) incorporation of all acoustic management and treatments The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.	Site visit Construction Noise and Vibration Management plan (Acoustic Logic August 2021)	Evidence of acoustic barriers were noted on site.	C
C22	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN (CNVMP) Prior to the commencement of construction activities, a detailed and site specific Construction Noise and Vibration Management Plan (CNVMP) shall be prepared by a suitably qualified person (who is eligible for membership of the Australian	Construction Noise and Vibration Management plan (Acoustic Logic August 2021)	The CNVMP was prepared by Acoustic Logic consultants. Work areas are described in Section 2 of the plan. OFI – currently appendix 7.10 of the CEMP includes a CNVMP	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	Acoustic Society, Institute of Engineers Australia or the Australian Association of Acoustic Consultants) in consultation with Council and submitted to the Certifying Authority. The CNVMP shall include, but not be limited to: (a) identification of each work area, site compound and access route (both private and public)		prepared by acoustic logic as well as a NVMP prepared by FDC, this is confusing, and Construction Noise and Vibration Management Measures should be incorporated into one plan.	
	(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes		Construction activities and typical sound power levels are detailed in Section 7 of the plan.	C
	(c) identification of all potentially affected sensitive receivers		Affected receivers are detailed in Section 2 and noise catchments mapped on Figure 1.	C
	(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)		Noise objectives are included in Section 6.1 of the plan.	C
	(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)		Section 8 of the plan includes a noise and vibration assessment.	C
	(f) where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts		Section 10 of the plan details a process for noise and vibration mitigation including where exceedances are predicted.	C
	(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers		Section 10 includes broad strategies for noise and vibration mitigation and Section 11 includes additional mitigation.	C
	(h) procedures for notifying residents of construction	Letter box report 22/09/2021	Sections 9 and 12 includes	C

Number	Condition	Evidence	Recommendations and Findings	Status
	activities that are likely to affect their noise and vibration amenity		communication with noise affected residents and recommends letter box notification with all surrounding receivers.	
	(i) measures to monitor noise performance and respond to complaints. The CNVMP should also consider demolition methods that do not require the use of rock breakers or other similar high noise generating equipment, such as rock (or concrete) splitting of building sections for transport and break up off site, unless not feasible and reasonable. Where rock breakers or other high noise generating equipment are to be used such that the appropriate criteria are exceeded, the hours of operation for high noise generating equipment must include respite periods. The Applicant shall submit a copy of the CNVMP to the Planning Secretary and Council prior to the commencement of work.	Email dated 13 August 2021 City of Sydney re CNVMP Email dated 24 August from DPIE Re CNVMP Induction material	Fortnightly noise checks of equipment are proposed in the FDC plan and Undertaking noise monitoring in response to complaints is included in the Acoustic Logic plan. Council and DPIE were submitted a copy of the plan. The induction material includes reference to respite periods for rock breaking.	C
C23	CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN SUB-PLAN (CTPMP) Prior to the issue of any construction certificate to any preparatory, demolition or excavation work, whichever is earlier the Applicant shall prepare a Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) in consultation with the TfNSW Sydney Coordination Office within TfNSW and the Sydney Light Rail Operator. The CPTMP must ensure that the construction of the development does not in any way adversely impact the Sydney Light Rail Project and specify matters including, but not limited to: (a) A description of the development;	Royal Hall of Industries Construction Traffic and Pedestrian Management Sub-Plan (Stantec August 2021)	Section 1 and Section 3 describe the development and construction activities.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(b) Location of any proposed work zone(s);		Section 3 provides a location of the work Zones	C
	(c) Details of crane arrangements including location of any crane(s) and crane movement plan;		Section 3.6 deals with Cranes and crane lifting arrangements	C
	(d) Haulage routes;		Section 3.8 details haul routes	C
	(e) Construction vehicle access arrangements including vehicle access/crane access and in or around the light rail;		Construction vehicle access arrangements are detailed in Section 3.4 and 3.6 (Cranes).	C
	(f) Proposed construction hours in accordance with Conditions E7-E11;		Section 3.2	C
	(g) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;		Section 3.7	C
	(h) Construction program and construction methodology;		Construction program and construction methodology is included in Section 3.1 and Appendix B	C
	(i) A detailed plan of any proposed hoarding and/or scaffolding, including adequate clearance for pedestrian movement along Lang Road, Driver Avenue and Errol Flynn Boulevard;		Proposed hoarding and/or scaffolding is mentioned in Section 4.2.	C
	(j) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and the Sydney Light Rail Operator;		Consultation strategy is included in Section 1.2- The CCEP is the main vector for this.	C
	(k) Details of measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking location/s away from the precinct;		Section 3.3 addresses construction vehicle parking.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(l) Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;		Section 4.2, 4.3 and 4.4 addresses general traffic, cyclists, pedestrians and public transport.	C
	(m) Cumulative construction impacts of projects including Sydney Light Rail Project. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and		Cumulative construction impacts are addressed in Section 4.6.	C
	(n) Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP. A copy of the CPTMP shall be submitted to the Coordinator General, Transport Coordination within TfNSW for endorsement and a copy provide to the Planning Secretary.	Email dated 23 July 2021 from TfNSW re CPTMP Post approval form dated 27/08/2021 re CPTMP from DPIE	Proposed mitigation measures are included in Section 4.2, 4.3 and 4.4 The plan was submitted to and endorsed by TfNSW. The plan was also submitted to DPIE.	C
C24	CONSTRUCTION SOIL AND WATER MANAGEMENT SUB-PLAN (CSWMP) The Applicant must engage a suitably qualified expert to prepare a Construction Soil and Water Management Sub-Plan (CSWMP), in consultation with Council. The CSWMP must address, but not be limited to the following: (a) describe all erosion and sediment controls to be implemented during construction	Soil and Water management Plan completed by TTW dated 24/06/21.	Section 9 of the SWMP references an Erosion and Sediment Control Plan (ESCP). TTW prepared ESCP dated 24 Jun 2021 – erosion and sediment controls are described in the ESCP.	C
	(b) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of	Section 4 SWMP Flood management strategy (TTW	Section 4 of the plan describes high level management of	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	equipment, stabilisation of the Site)	Sept 2019)	construction stormwater including during wet weather events.	
	(c) detail all off-Site flows from the Site		Site flows are described in Section 3 of the SWMP	C
	(d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Section 4 SWMP Flood management strategy (TTW Sept 2019)	Section 4 of the plan describes high level management of construction stormwater including during flood events.	C
C29	CONTAMINATION Prior to the commencement of construction, an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA-accredited site auditor shall be submitted to the Certifier. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	Unexpected Finds Protocol (Airsafe 8/07/2021)	An unexpected finds protocol has been prepared and is compliant with this condition. Michael Edwards EPA-accredited site auditor has endorsed the plan.	C
C32	HAZARDOUS MATERIALS SURVEY A Hazardous Materials Survey Report must be prepared by a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) and submitted to the satisfaction of the Council prior to any demolition / refurbishment work commencing at the site. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendations as to their safe management and/or removal to ensure the site is made safe for demolition, construction and future use/occupation.	Asbestos & Hazardous Materials Report (Airsafe July 2021) City of Sydney letter dated 23 July 2021 Re C32	The Asbestos & Hazardous Materials Report, was prepared by Philip Turner, Certified Occupational Hygienist. City of Sydney have received the report and confirm compliance.	C
SCHEDULE 2 - PART D DURING CONSTRUCTION				

Numb er	Condition	Evidence	Recommendations and Findings	Status
D1	<p>NEW SERVICES WITHIN THE ROYAL HALL OF INDUSTRIES</p> <p>New services within the Royal Hall of Industries, are to be surface mounted (if possible) rather than chased into existing walls or structures to minimise impact on heritage fabric. Where new penetrations or fixings are proposed, it is recommended that the Heritage Consultant be advised of exact location and nature of penetrations/fixings for review and comment prior to works being undertaken.</p>	<p>Urbis Heritage consultant inspection report dated 27/10/2021</p> <p>Email Correspondence Urbis FDC 20/03/2022</p>	<p>Any alteration to the external façade is dealt with through Urbis as evidenced through site inspection notes.</p>	C
D2	<p>EXCAVATIONS, BACK-FILLING & RETAINING WALLS</p> <p>In accordance with section 4.17 (11) of the Environmental Planning & Assessment Act 1979 and clause 98 E of the Environmental Planning & Assessment Regulation 2000, it is a prescribed condition that the adjoining land and buildings located upon the adjoining land must be adequately supported at all times.</p>	<p>Site visit</p> <p>Design plans</p>	<p>No adjoining buildings, all works occurring within site boundary.</p>	NT
D6	<p>SITE NOTICE</p> <p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements</p>	<p>Site visit</p>		C
	<p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size</p>	<p>Site visit</p>		C
	<p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p>	<p>Site visit</p>		C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice	Site visit	The first audit noted that the hours of work are not noted on the site notice and the signage creates confusion around the 24 hour contact as the site notice includes contact details for both FDC and Sydney Swans but doesn't detail which is the 24 hour contact. It is noted that this was being rectified as soon as this issue was raised during the audit. The second audit found that signage is now compliant	C
	(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Site visit	The notice complied with these requirements. It is further noted that site entrance is restricted by a turnstile and a QR code is required to be issued in order to gain entry to the site.	C
D7	HOURS OF CONSTRUCTION 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 6:00 pm, Mondays to Fridays inclusive; and	Daily booking run sheet 20/10/2021 Daily booking run sheet 10/11/2021 Daily Booking run sheets 9/5/22, 10/5/22, 11/5/22, 12/5/22, and 13/5/22	These times are specified within all subcontracts and inductions. Bookings are being managed via our Simpel booking system with traffic controllers prohibiting entry to site outside these hours. The daily booking run sheet from SIMPEL confirms that these are adhered to.	C
	(b) between 8:00 am and 1:00 pm, Saturdays.			C
D8	No work may be carried out on Sundays or public holidays.	Site interviews	There have been no out of hours works	C
D9	Activities may be undertaken outside of these hours	Site interviews	No out of hours works to date	NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	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.			NT
D10	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			NT
D11	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;	Induction Vibration monitoring report 12 (January 2022 – 11 February 2022)	This requirement is included in the induction material and contract information. All activities listed under this condition have now been completed.	C
	(b) 2.00 pm to 5.00 pm Monday to Friday; and			C
	(c) 9.00 am to 12.00 pm, Saturday.			C
D12	IMPLEMENTATION OF MANAGEMENT PLANS The Applicant must carry out all works on the site which form part of this development in accordance with: (a) CEMP approved under Condition C21. The CEMP must document and incorporate all of the following Plans required under this consent	Monthly audit 2/11/2021 Site inspection reports 15/2/2022 9/3/2022 13/4/2022	Monthly audits and site inspection reports check implementation of key requirements of the CEMP.	C
	(b) CNVMP approved under Condition C22	Site visit – vibration monitors, acoustic barriers Letter Box drop report Induction	The site visit noted the implementation of acoustic barriers. Letter box drops have occurred for all stakeholders. Ongoing consultation with businesses is occurring. A	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
			complaints register is available. There have been no noise related complaints to date.	
	(c) CPTMP approved under Condition C23	Site visit – onsite traffic control SIMPEL log	Entry to the site is via a QR code. Wayfinding signage ws evident. There are permanent traffic controllers onsite.	C
	(d) CSWMP approved under Condition C24.	Site visit Monthly audit Weekly site inspection 6/11/2021	Monthly audits and weekly site inspections check erosion and sediment controls. The site visit noted controls in place and no evidence of mud tracking or dirty water leaving the site. The stormwater system is still online so the key control is covering of pits and a bund at the exit point.	C
D13	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP, approved as part of the CEMP.	Letter box drop report 22/9/2021	Community consultation letter issued; evidence provided. Noisy works hours being adhered to. No complaints received. 3 off Vibration monitors installed on site. Procedural flow chart being followed. Acoustic mats being used as required.	C
D14	Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise		Noted	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	limits for the Subject Site.			
D15	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one-hour respite between ceasing and recommencing any of the work the subject of this condition.	CNVMP (Acoustic logic 2021)	It is noted that the noise assessment did not predict noise to exceed the NML. However, the predictions are based on single noise sources from one piece of equipment. In order to test the predictions, it is recommended that noise monitoring is undertaken. No noise monitoring has been undertaken to date. There have been no noise complaints.	C
D16	The Applicant must ensure all construction vehicles do not arrive at the site or surrounding residential area outside of the construction hours of work outlined under Condition D7.	Weekly site inspection 6/11/2021 Daily Booking run sheet 9/5/22, 10/5/22, 11/5/22, 12/5/22, and 13/5/22 Onsite traffic control SIMPEL Induction	SIMPEL system logs all traffic entering the site, induction includes working hours.	C
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site visit	Noted	C
D18	Where relevant and practical noise barriers are to be erected to reduce impacts to adjacent nesting fauna species.	Site visit	Acoustic Mats being used as required.	C
D19	Vibration caused by construction at any residence or structure outside the site must be limited to:	Vibration Monitors located on Heritage Wall South, Heritage Wall	Vibration loggers were noted during the site visit	C

Number	Condition	Evidence	Recommendations and Findings	Status
	(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999)	<p>West and RHI South – Site visit Vibration monitoring results Acoustic Logic (Oct-Nov 2021) Construction Vibration Monitoring Report - Report 1 Acoustic Logic (18 Oct 2021) Construction Vibration Monitoring Report - Report 2 Acoustic Logic (Nov 2021 and Dec 2021 Jan-Feb 2022) Construction Vibration Monitoring Report – Reports 3, 4 & 5 E.A & Associates (March 2022) Technical Memorandum – Heritage wall condition survey</p>	<p>A review of monitoring results found that there were exceedances of the criteria on the following dates: 18, 19, 20 & 21 October and 25,26.27 & 28 October 2021</p> <p>A review of information for the second audit noted that exceedances have occurred in all 3 monthly monitoring sessions where works have occurred directly adjacent to the monitors. It is however noted that all the exceedances occurred within the site and that monitoring is not occurring outside the site.</p> <p>When frequent exceedances occur works are halted and assessed on case by case basis. If required demolition methodology is changed. Exceedances at the Heritage boundary wall have led to construction methodology changes including instead of using excavators in this area methodology was changed to use saw cutting and hand held jackhammers. At the end of demolition Acoustic Logic recommended FDC engage an independent Engineer to complete a condition report of the boundary wall to ensure its structural integrity.</p>	

Numb er	Condition	Evidence	Recommendations and Findings	Status
			The report stated that the wall is in a sound condition but that wall monitoring continue periodically whilst the works around the area are performed and until the permanent support is installed.	
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).		Noted	C
D20	OPERATION OF PLANT AND EQUIPMENT All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Maintenance records pre start checks Boom lift service record 12/10/2021 Telehandler service sheet and plant inductions Service records reviewed in SIMPEL – DL Contracting services Roller records 22/5/22	A review of service records found that equipment is maintained and there is an adequate process for checking.	C
D21	CONSTRUCTION TRAFFIC All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site visit Induction	Noted within site Induction and managed by full-time Traffic Controller.	C
D22	NO OBSTRUCTION OF PUBLIC WAY The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site visit Induction	Noted within site Induction and managed by full-time Traffic Controller.	C
D23	DAMAGE TO THE PUBLIC WAY The public way (outside of any approved	Site visit Induction	There was no evidence of this occurring noted during the site visit.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.			
D24	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.	Traffic Controller Booking register. Register sighted for 5/11/2021 and 3/3/22 and 4/3/22	The Traffic Controller Booking register has a column to check if loads are covered.	C
D25	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 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.	Site visit SWMP Traffic Controller Booking register Vehicle washdown area	Noted in the SWMP and checked on the register Vehicle washdown area noted during site visit	C
D26	AIR QUALITY The mitigation measures identified in the Air Quality Assessment prepared by GHD and dated April 2019 shall be implemented during construction.	CEMP & ESCP Site visit	Minimal stockpiling is occurring on site and is within the RHI Loads are covered	C
D29	EROSION AND SEDIMENT CONTROL All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004)	Site visit ESCP Weekly site inspection forms 19-/20/5/2022 28-29/4/2022 Weekly site inspection register	Weekly site inspections check erosion and sediment controls. The audit found that there is documented evidence that inspections occur weekly. The site visit noted controls in place and no evidence of mud tracking or dirty water leaving the site. The stormwater system is still online so the key control is covering of pits and a bund at the exit point.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	commonly referred to as the 'Blue Book'.			
D30	DISPOSAL OF SEEPAGE AND STORMWATER Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site visit SWMP	Existing stormwater system retained and currently in use. In accordance with TTW civil design.	C
D31	Details of the proposed connection and or disposal of any site seepage, groundwater or construction site stormwater to Council's stormwater drainage system must be submitted to and approved by Council's Development Engineering Coordinator, prior to commencing these works, in accordance with section 138 of the Roads Act 1993.		No site seepage water groundwater or construction site stormwater is anticipated to require disposal.	NT
D32	STORMWATER DRAINAGE Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		No discharges to date	NT
D33	Any required dewatering must be monitored by the consulting Engineer/s and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the Certifier and Council.	Email dated 26/5/2022 re dewatering	There has been no dewatering to date. Email evidence noted that dewatering of the swimming pool was planned for 30 May 2022. Documentation indicated that any dewatering would comply with this condition.	C
D34	The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer	Douglas Partners (2019) Report on geotechnical investigations Sydney	A Geotech investigation has been undertaken stating the groundwater	C

Number	Condition	Evidence	Recommendations and Findings	Status
	prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with the conditions of consent.	Swans HQ & community Centre	is unlikely to be intercepted.	
D35	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of Section 138 of the Roads Act 1993.	Douglas Partners (2019) Report on geotechnical investigations Sydney Swans HQ & community Centre	A Geotech investigation has been undertaken stating the groundwater is unlikely to be intercepted.	NT
D36	WASTE STORAGE AND PROCESSING Works must be carried out in accordance with the recommendations of the Amended Waste Management Plan prepared by Dickens Solutions Pty Ltd and dated October 2019.	Site visit Waste register	Bunded concrete washout area provided Waste register is being maintained showing records from late Sept 2021 to November 2021	C
D37	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste management register	Waste management register is being maintained with entries from 22/09/2021 – through to November 2021.	C
D38	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Unexpected finds register LA design and Construct Asbestos licence # Ad212803 Site visit and photos Airsafe test report 1 February 2022 Grasshopper correspondence dated 4 February 2022	Unexpected asbestos find on the 5/1//2021 Material was covered and separated in accordance with the unexpected finds This material had subsequently classified and removed as noted in audit #2.It was noted during audit 2 a further find was uncovered in February 2022. Testing was undertaken by Airsafe. Waste was separated and Grasshopper Environmental were engaged to remove.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
D39	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit Site signage ESCP	The site visit noted that concrete washout bins are provided in lined skips (for chutes and lines) and smaller plastic bins (hand equipment, Trowels etc). These are clearly marked and noted on the ESCP.	C
D40	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Waste management register	Waste management register is being maintained with entries from 22/09/2021 –April 2022	C
D41	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Unexpected finds register LA design and Construct Asbestos licence # Ad212803 Site visit and photos Airsafe test report 1 February 2022 Grasshopper correspondence dated 4 February 2022	Unexpected asbestos find on the 5/1//2021 Material was covered and separated in accordance with the unexpected finds This material had subsequently classified and removed as noted in audit #2.It was noted during audit 2 a further find was uncovered in February 2022. Testing was undertaken by Airsafe. Waste was separated and Grasshopper Environmental were engaged to remove	C
D42	The works must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or Work Health & Safety Act 2011 and Regulations.	Complaints and Incident register	Noted. There have been no complaints to date and no recorded environmental incidents	C
D47	ABORIGINAL ARCHAEOLOGY In the event that surface disturbance identifies a	Unexpected finds procedure	The CEMP includes an unexpected finds procedure. There have been	NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.		no heritage related unexpected finds to date.	
D48	ARCHAEOLOGY The recommendations of the Archaeological Assessment & Work Method Statement prepared by AMAC Archaeological and dated May 2019 shall be implemented during the demolition and construction phases of the development.	Archaeological Assessment & Work Method Statement prepared by AMAC Archaeological and dated May 2019	The Assessment and Work Method Statement by AMAC requires the following at the pool site: <i>At the outset of excavation works for the proposed development a suitably qualified archaeologist should be present to inspect the site and brief the excavation personnel regarding its potential archaeology and the excavation procedures set out in this methodology. This brief will provide contractors with the historical context of the site, the anticipated soil profile, the types of unexpected or undocumented finds that may be encountered during excavation work and the stop works</i>	NC

Number	Condition	Evidence	Recommendations and Findings	Status
			<p><i>procedures to follow if any unexpected archaeological material is found.</i></p> <p><i>An archaeologist will need to be present onsite to inspect the underfloor cavity of the ground floor of the Royal Hall of Industries to identify the presence of any underfloor deposits. The inspection will occur when isolated portions of flooring is being lifted to avoid impacting on any deposits should they exist.</i></p> <p>Site inductions and tool box talks brief workers on the potential for archaeological finds when excavating. Workers are made aware of the excavation procedures which need to take place should any find occur. No finds have been made to date by FDC or its subcontractors.</p> <p>Regardless the requirements of the assessment and Work Method Statement require an archaeologist to be present for both initial excavation at the pool site and for underfloor excavation in the RHI and this audit found that has not occurred.</p>	
D49	UNEXPECTED FINDS PROTOCOL – NON-ABORIGINAL ARCHAEOLOGY	Unexpected finds procedure	The CEMP includes an unexpected finds procedure. There have been	NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	If any unexpected archaeological remains are uncovered during the work, then all works must cease immediately in that area and a qualified historical archaeologist should be contacted to inspect them and assess their significance. If the archaeological remains are assessed as being of local or State significance by the archaeologist, Heritage NSW should be notified under Section 146 of the Heritage Act. Depending on the possible significance of the remains, an archaeological assessment and mitigation/management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.		no heritage related unexpected finds to date.	
D50	TREE PROTECTION Tree Protection Measures 7.3, 7.3.1, Conditions of Demolition (Tree 1-5), Removal of asphalt surfaces, Removal of existing fencing and 7.3.3 in the Arborist Addendum dated 18 October 2019 prepared by Allied Tree Consultancy must be implemented during the demolition, construction and use of the development.	Martin Peacock Tree Care Arborist report (5 October 2021) Site visit	The report notes that <i>trees 1-5 are located in a raised garden bed adjacent to the footpath on Errol Flynn Boulevard which is separated from the site by the existing boundary wall. The installation of trunk protection was recommended for these trees as the installation of TPZ fencing would encroach into the footpath.</i> The auditor visited the trees during the site inspection and noted the trunk protection was in place.	C
D51	If access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection	Site visit	There has been no access required to protected areas.	NT

Number	Condition	Evidence	Recommendations and Findings	Status
	measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater			
D52	There is to be no storage of materials, machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble within the TPZ during works	Site visit	There was no evidence that any of these activities had occurred within the TPZ	C
D53	MICROBATS The Applicant must ensure that the endorsed Microbat Management Plan and relevant mitigation measures approved under Condition B1 (c) are implemented during construction.	Site visit Microbat management plan EcoLogical Letter report dated 19 August 2021 Induction Email evidence of six monthly inspection -16/3/2022	<i>The key actions outlined in the MMP (page 13) include:</i> <ul style="list-style-type: none"> • <i>Compensatory habitat creation: Microbat boxes will be installed prior to construction and the roof void within the RHI building will be retained to allow for suitable habitat for microbat's post-construction. The audit noted that boxes have been installed (refer site photos)</i> • <i>Exclusion: Exclusion of microbats from the RHI building will be conducted by a suitably qualified ecologist, with monitoring of exclusion devices occurring over multiple nights to ensure any exiting microbats relocate successfully. This will be</i> 	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
			<p><i>conducted during non-breeding or maternity seasons or overwinter hibernation and extended torpor seasons for microbats. The exclusion protocol was carried out by ELA ecologists from 11 to 14 August 2021 following the installation of microbat boxes.</i></p> <ul style="list-style-type: none"> <i>Construction monitoring and reporting: Environmental inductions to advise contractors of the biodiversity values present onsite, risks to human health and safeguards for dealing with unexpected finds. This requirement is included in the Induction</i> <p>Six monthly checks of the Nest Boxes are occurring with the most recent being on the 16 March 2022. No signs of occupation were noted.</p>	
D54	ASBESTOS REMOVAL WORKS All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies.	Unexpected finds register LA design and Construct Asbestos licence # Ad212803 Site visit and photos	Unexpected asbestos find on the 5/1//2021 Material was covered and separated in accordance with the unexpected finds	C
D55	A copy of the relevant licence shall be made	LA design and Construct Asbestos		C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	available to any authorised personnel on request within 24 hours.	licence # Ad212803		
D56	Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.	11 November 2021 Notification to Safework Coleman Adams Environmental- Asbestos sampling report (18/11/20221) Airsafe report (8/11/2021)	Notification to SafeWork has occurred. The material was initially viewed by Airsafe and found to be non-friable asbestos material. Test results indicate that the material is classified as Special Waste Asbestos and General Solid Waste, as the specific contaminant concentrations are within the GSW classification criteria in Table 1 and 2 of Part 1: Classifying Waste, Waste Classification Guidelines 2014.	C
D57	All work must be carried out in accordance with the Work Health and Safety Regulation 2011 and the NSW Government and Work Cover document entitled How to manage and control asbestos in the work place: Code of Practice (Safework NSW) December 2011 and the City of Sydney Managing Asbestos Policy dated 21 October 2013 and associated guidelines.	LA Design and Construct licence # Ad212803 Site visit	LA Design and Construct Licenced asbestos contractor's Licence have managed the material. During the site visit it was noted that the material was separated and covered in accordance with the Asbestos Code of Practice.	C
D58	The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be	Site visit	Signs and barricades were noted as in place during the site inspection.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos. Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 -1994 Safety Signs for the Occupational Environment for size, illumination, location and maintenance.			
D59	Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.	Grasshopper correspondence dated 4 February 2022 re asbestos removal Tipping dockets	Material was taken to Kemps Creek and transported by Grasshopper Environmental. Both transporter and facility are licenced.	C
D60	No asbestos products are to be reused on the site (i.e., packing pieces, spacers, formwork or fill etc).	Unexpected finds procedure Waste register	Noted - There was no evidence to suggest that this has occurred on site.	C
D61	No asbestos laden skips or bins are to be left in any public place without the written approval of Council.	Site visit	There was no evidence to suggest that this has occurred on site.	C
D62	A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size. The site notice board must include the following: (a) contact person for the site;	Site visit	The site has a notice that complies with the requirements of this condition.	C
	(b) telephone and facsimile numbers and email			C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	address; and			
	(c) site activities and time frames.			C
D63	IMPORTED FILL MATERIALS All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.	Resource laboratories test reports for: <ul style="list-style-type: none"> • 10mm aggregate 7/10/2020 • Bedding sand 5/2/2021 Boral test report <ul style="list-style-type: none"> • Pipe bedding 22/10/2020 VENM report (ARGUS 9/12/2021)	Only bedding material and aggregate have been imported to date. Test reports showing validation were available. Import of material to the wet recovery area – imported from Queenscliff NSW was validated by the VENM report (Argus December 2021)	C
D64	Details of appropriate validation of imported fill material may be required to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:		Noted, validation documentation is available if required.	C
D65	Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or	Resource laboratories test reports for: <ul style="list-style-type: none"> • 10mm aggregate 7/10/2020 • Bedding sand 5/20/2021 Boral test report Pipe bedding 22/10/2020 VENM report (ARGUS 9/12/2021)	The test reports did not indicate contamination.	C
D66	Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.	Nata accreditation on test reports	The tests are noted as being undertaking by NATA accredited facilities	C
D67	STOCKPILES No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior approval has been obtained from the City's	Site visit TTW (11.03.2020) Southern Courtyard – Bulk Excavation Plans.	There was no evidence of stockpiling in these areas. The Bulk excavation plans outline stockpiling locations.	C

Numb er	Condition	Evidence	Recommendations and Findings	Status
	Construction Regulation Unit.			
D68	All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.	Site visit TTW (11.03.2020) Southern Courtyard – Bulk Excavation Plans.	The site visit noted that stockpiled material was minimal, and all was within the RHI. Stockpiled material was marked and fenced. The Bulk excavation plans outline stockpiling locations. T	C
D69	All stockpiles of soil or other materials likely to generate dust or odours shall be covered.	Site visit TTW (11.03.2020) Southern Courtyard – Bulk Excavation Plans.		C
D70	All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours	Site visit	Material potentially contaminated with Asbestos material was noted on site. It was separated, labelled and covered.	C
D71	The work plans and the statement of compliance shall be submitted to the Certifier prior to the commencement of works.			C
SCHEDULE 2 - PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
E14	Prior to the issue of an Occupation Certificate the Applicant shall submit evidence to the Certifying Authority that all public domain, open space and landscaping works have been completed.			NT
E15	Tree planting must be undertaken in accordance with the following conditions; (a) all new trees shall be of mature tree stock with a height not less than 3 metres in height			NT
	(b) All new trees shall adhere to the Australian Standard 2303: Tree Stock for Landscape Use (2015).			NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	(c) all newly planted trees must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment			NT
	(d) all new trees must be planted by a qualified Horticulturalist or Arborist of Level 3 under the Australian Qualifications Framework (AQF)			NT
	(e) the new trees must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity			NT
	(f) any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities.			NT
E23	OPERATIONAL NOISE Prior to the issue of an Occupation Certificate the Applicant must update the Noise Management Plan, prepared by GHD and dated 17 April 2019 to include consideration and management of operational noise during special events between 9pm and 12 midnight. The plan must be submitted to the Planning Secretary for approval.			NT
E24	OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT The operation of plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.			NT
E28	SERVICING, WASTE AND RECYCLING COLLECTION Prior to the occupation or commencement of the			NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
	use the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way e.g., the roadways, footpaths and reserves at any time.			
E29	The waste storage areas are to be provided with a tap and hose and the floor is to be graded and drained to the sewer to the requirements of Sydney Water.			NT
E30	Prior to the occupation of the development, the Applicant is required to contact Council, to make the necessary arrangements for the provision of waste services for the premises. The waste storage areas shall be clearly signposted.			NT
E32	HERITAGE Prior to the issue of an Occupation Certificate, the Applicant must provide evidence to the Certifying Authority that the Heritage Interpretation Plan approved under Condition B34 has been implemented.			NT
E33	The nominated Heritage consultant (Condition B40) must sign off the completed project and submit a final report to Council for approval specifying how the heritage conditions are satisfied prior to the issue of an Occupation Certificate or the commencement of use, whichever is earlier.			NT
E36	MICROBATS The Applicant provide evidence to the Certifying Authority that Microbat Management Plan and mitigation measures required by Condition B1 have been implemented and complied with.			NT

Numb er	Condition	Evidence	Recommendations and Findings	Status
E37	HAZARDOUS MATERIALS Prior to the issue of an Occupation Certificate, certification must be submitted to the Certifier from a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations given in the Hazardous Materials Survey Report approved by Council (Condition C32) and that the site is safe for future occupation in accordance with the approved use.			NT
APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A17 or, having given such notification, subsequently forms the view that an incident has not occurred.			
2	Written notification of an incident must: a. identify the development and application number;			
	b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
	c. identify how the incident was detected;			
	d. identify when the Applicant became aware of the incident;			

Numb er	Condition	Evidence	Recommendations and Findings	Status
	e. identify any actual or potential non-compliance with conditions of consent;			
	f. describe what immediate steps were taken in relation to the incident;			
	g. identify further action(s) that will be taken in relation to the incident; and			
	h. identify a project contact for further communication regarding the incident.			
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			
4	The Incident Report must include:			
	a. a summary of the incident;			
	b. outcomes of an incident investigation, including identification of the cause of the incident;			
	c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
	d. details of any communication with other stakeholders regarding the incident.			

Appendix B Auditor CV

Appendix C Audit consultation

Dear Natascha,

Thanks for contacting the Department. For the second Independent Environmental Audit of SSD 9726, the Department's initial comments on 26 November 2021 remain.

If you have any other questions or comments please don't hesitate to contact me.

Regards,

Gabriel Peters Shaw
Senior Compliance Officer

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Locked Bag 5022 | PARRAMATTA NSW 2124
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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Natascha Arens <natascha.a@nghconsulting.com.au>
Sent: Friday, 27 May 2022 12:47 PM
To: Gabriel Peters Shaw <gabriel.petersshaw@dpie.nsw.gov.au>; DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: RE: Independent Environmental Audit SSD-9726

Hello Gabriel

I am once again in the process of undertaking a post approval environmental audit of the above project.

The audit includes a site visit and offsite document review. Does the department have any particular areas that they would like the audit to focus on?

I have been advised that there have been no complaints from any stakeholders to date.

Regards

Natascha

Appendix D Statement of independence

Independent Audit Report Declaration Form

Project Name: Adaptive reuse of the Royal Hall of Industries

Consent Number SSD 9726

Description of Project The Royal Hall of Industries (the Project) for the Sydney Swans HQ & Community Centre includes adaptive re-use of the Royal Hall of Industries to create a high-performance sport training facility, including offices, café and medical uses, construction of a two-storey building including netball court, sports training and administrative facilities, car parking and site wide landscaping.

Project Address 1 Driver Av Moore Park NSW

Proponent: Sydney Swans

Title of Audit: Independent Environmental Audit Adaptive reuse of the Royal Hall of Industries

Date: 31/05/2021

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor Natascha Arens



Signature

Qualification B App Sc; MBEM, Exemplar Global Lead Auditor

Company NGH PTY LTD

Company Address 17/21 Mary Street Surry Hills NSW 2010

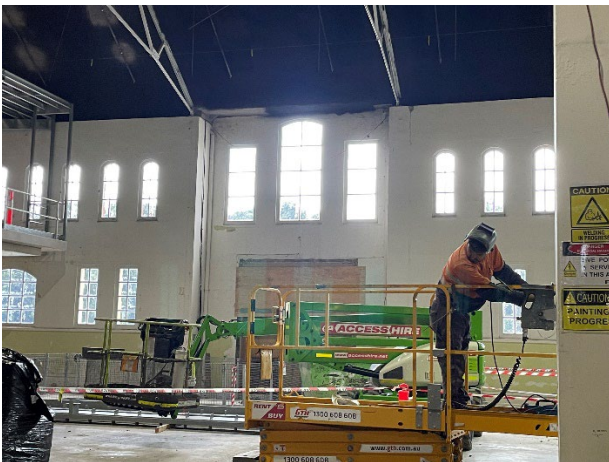
Appendix E Site photos



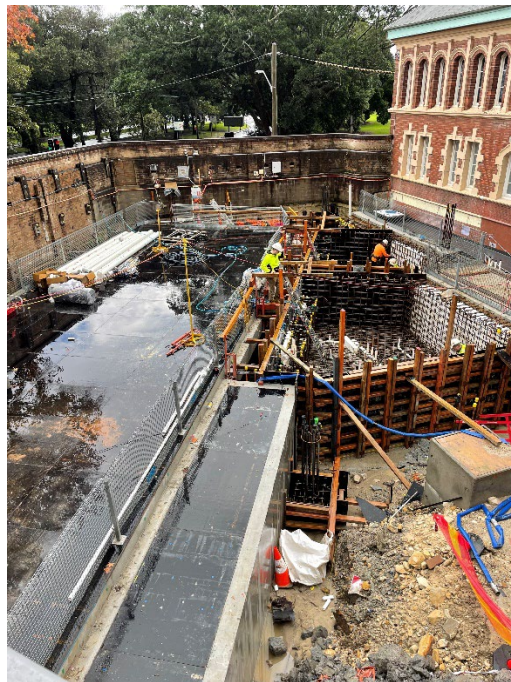
Covered drainage pit



Acoustic blankets



Internal works



Swimming pool site and heritage wall



Wash out bins



Suspended ceiling showing reversibility of mezzanine floor