

31<sup>st</sup> July 2025

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

ref: SSD 9835

**Re: SSD 9835 Sydney Football Stadium Redevelopment, Mod 7 Precinct Village & Carpark –  
Condition A47 Independent Audit #4 Report July 2025**

Dear Dominic,

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

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

The audit report presents the outcomes of the fourth Independent Audit for the construction of PV&C covering the audit period from 3 December 2024 to 4 June 2025. The audit site inspection, document reviews and interviews were conducted on 4 June 2025.

Venues NSW confirms that it has reviewed and accepts the findings of the audit, where four non-conformances were identified. These related to incident and non-compliance notification requirements (Conditions A39 and A42), construction truck access via local roads (Condition B37), and the implementation of management plans (Condition C8). Two of the four non-conformances raised remain open.

Four observations were identified during the audit. These relate to the complaints register in rolling summary uploaded to the project website (Condition A36); a spike in vibration monitoring results (Condition C19); and concrete waste observed at the southern side of the site (Conditions C20 and C40). One of the four observations remains open.

The previously open audit findings, from IA3 have been closed.

Refer to Section 3 for further details on the findings identified during this audit (IA4), as well as the status of previously open findings from IA3.

Pursuant to Condition A50 of the consent, Venues NSW intends to make the audit report and this letter of response publicly available on the project website ([www.mooreparkprecinctvillage.com](http://www.mooreparkprecinctvillage.com)).

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

Regards,

A handwritten signature in black ink, appearing to read 'Deirdre', written in a cursive style.

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

# INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

---

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

JULY 2025

## Authorisation

<b>Author Name:</b>	Derek Low	<b>Reviewer / Approver:</b>	Ricardo Curiel-Prieto
<b>Position:</b>	Lead Auditor	<b>Position:</b>	Peer Reviewer
<b>Signature:</b>		<b>Signature:</b>	
<b>Date:</b>	30/07/25	<b>Date:</b>	30/07/25

## Document Revision History

Revision	Date	Details
0.0	11/07/25	Draft for internal review
1.0	14/07/25	For issue
2.0	30/07/25	Final report

**Report Name:** Sydney Football Stadium SSD 9835 Stage 2 – Precinct Village and Carpark Audit Report No. 4

**Project No.:** 1355

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

**Prepared by:**  
WolfPeak Group Pty Ltd

**© Document copyright of WolfPeak Group Pty Limited.**

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Group Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

# CONTENTS

<b>Executive Summary</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>4</b>
1.1 Project overview .....	4
1.2 Approval requirements.....	7
1.3 The audit team .....	7
1.4 The audit objectives.....	7
1.5 Audit scope.....	7
<b>2. Audit methodology</b> .....	<b>9</b>
2.1 Audit process.....	9
2.2 Audit process detail .....	9
2.2.1 Audit initiation and scope development.....	9
2.2.2 Preparing audit activities.....	9
2.2.3 Consultation .....	9
2.2.4 Meetings .....	9
2.2.5 Interviews .....	9
2.2.6 Site inspection.....	10
2.2.7 Document review .....	10
2.2.8 Generating findings .....	10
2.2.9 Compliance evaluation .....	10
2.2.10 Evaluation of post approval documentation .....	11
2.2.11 Completing audit.....	11
<b>3. Audit findings</b> .....	<b>12</b>
3.1 Approvals and documents audited, and evidence sighted .....	12
3.2 Summary of compliance .....	13
3.3 Adequacy of environmental management plans, sub-plans and post approval documents	19
3.4 Summary of notices from agencies.....	19
3.5 Other matters considered relevant by the Auditor or DPHI .....	19
3.6 Complaints .....	20
3.7 Incidents.....	21

3.8 Actual versus predicted impacts .....	21
3.9 Key strength and environmental performance .....	21
<b>4. Conclusion .....</b>	<b>23</b>
<b>5. Limitations .....</b>	<b>25</b>
<b>Appendix A – SSD 9835 Conditions of consent.....</b>	<b>26</b>
<b>Appendix B – Planning Secretary Agreement to Independent Auditors .....</b>	<b>107</b>
<b>Appendix C – Consultation Records .....</b>	<b>109</b>
<b>Appendix D – Site Inspection Photographs .....</b>	<b>112</b>
<b>Appendix E – Attendance Register .....</b>	<b>122</b>
<b>Appendix G – Declaration .....</b>	<b>124</b>

## EXECUTIVE SUMMARY

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

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

During excavation works, the heritage well/shaft known as Busby's Bore was uncovered on 25 June 2024, followed by the associated tunnel on 29 January 2025. In response, Venues NSW prepared Modification Application Mod-10 (dated 10 December 2024), which the Department approved on 17 March 2025. This modification revised the design of the Precinct Village and Car Park (PV&C). Key changes included:

- Reconfiguration of the basement car park by deepening excavation on the western side (RL 31.725 to RL 28.925) and adding a level on the eastern side (RL 41.760 to RL 38.760), resulting in a 3m increase in excavation depth.
- Revision of Level B4 to partially retain the rock section of the Busby's Bore shaft.
- Removal of car parking on the mezzanine level (east) to create a double-height 'boneyard' space for event logistics.
- Reconfiguration of the Plaza to allow interpretation of the heritage shaft.
- Adjustments to the Plaza to meet Everyone Can Play Guidelines and comply with the approved tree retention and planting plan.
- Various detailed design refinements, including rationalisation of fire stairs and plant rooms.
- Removal of approximately 78 car parking spaces from the PV&C

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

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

This report presents the findings of the fourth Independent Audit for the Precinct Village and Car Park (PV&C) construction project, covering the period from 3 December 2024 to 4 June 2025. The audit included a site inspection, document review, and interviews conducted on 4 June 2025.

Construction activities during the audit period comprised bulk excavation, ground slab works, salvaging and storage of brickwork from the Busby's Bore shaft and tunnel, test pit excavation, non-destructive investigations, documentation of the tunnel discovery, and ongoing heritage monitoring. In response to the heritage discoveries, the CEMP, associated subplans, and architectural, structural, and landscape plans were updated accordingly.

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

A summary of the audit findings follows:

- With respect to the findings from this fourth Independent Audit (IA4):
  - A total of 271 conditions were assessed.
  - 99 conditions were considered by the Auditor to be compliant.
  - 168 conditions were considered by the Auditor to be not triggered.
  - 4 non-compliances were identified during the audit. These related to incident and non-compliance notification requirements (Conditions A39 and A42), construction truck access via local roads (Condition B37), and the implementation of management plans (Condition C8).
  - 4 observations were identified during the audit. These include the complaints register in rolling summary uploaded to the project website (Condition A36); a spike in vibration monitoring results (Condition C19); and concrete waste observed at the southern side of the site (Conditions C20 and C40).
- The previously open audit findings, from IA3 were closed.

Refer to Section 3 for further details on the findings identified during this audit (IA4), as well as the status of previously open findings from IA3.

The following strengths were demonstrated by the auditees:

- Venues NSW demonstrated best practice across all aspects of heritage discovery management on the project. The team was proactive in its consultation with the Department of Planning, Housing and Infrastructure (DPHI) and responded promptly to comments from both DPHI and Heritage NSW (HNSW).
- BESIX Watpac has implemented and continues to manage significant measures following the discovery of the Busby's Bore shaft and tunnel. The CEMP and associated subplans were updated to reflect the heritage discovery and have been

implemented on site. Required monitoring measures have also been established and are ongoing.

- Project records were well-organised and thoroughly documented, particularly those relating to the Busby's Bore shaft and tunnel heritage find. Relevant documentation was readily available during the site inspection and interviews with key project personnel.
- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash,
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking
  - additional tree protection zones were established on site.

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

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

# 1. INTRODUCTION

## 1.1 Project overview

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

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

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

SSD 9835 Modification 9 PV&C staging was approved by the Department on 21 May 2024. This modification includes an updated staging report, the removal of 186 temporary parking spaces within MP1, and a revised parking strategy for event car parking management.

During excavation works, the heritage well/shaft known as Busby's Bore was uncovered on 25 June 2024, followed by the associated tunnel on 29 January 2025. In response, Venues NSW prepared Modification Application Mod-10 (dated 10 December 2024), which the Department approved on 17 March 2025. This modification revised the design of the Precinct Village and Car Park (PV&C). Key changes included:

- Reconfiguration of the basement car park by deepening excavation on the western side (RL 31.725 to RL 28.925) and adding a level on the eastern side (RL 41.760 to RL 38.760), resulting in a 3m increase in excavation depth.
- Revision of Level B4 to partially retain the rock section of the Busby's Bore shaft.
- Removal of car parking on the mezzanine level (east) to create a double-height 'boneyard' space for event logistics.
- Reconfiguration of the Plaza to allow interpretation of the heritage shaft.
- Adjustments to the Plaza to meet Everyone Can Play Guidelines and comply with the approved tree retention and planting plan.
- Various detailed design refinements, including rationalisation of fire stairs and plant rooms.
- Removal of approximately 78 car parking spaces from the PV&C

The Staging Report for the SFS PV&C was updated by BESIX Watpac on 10 April 2025 to incorporate the revised dates resulting from MOD-10, as outlined below:

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

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

The site audit inspection, document reviews, and interviews were conducted on 3 December 2024. Works carried out during the audit period include bulk excavation, ground slab works, salvaging and storage of brickwork from the Busby's Bore shaft and tunnel, test pit excavation, non-destructive investigations, documentation of the tunnel discovery, and ongoing heritage monitoring. In response to the heritage discoveries, the CEMP, associated subplans, and architectural, structural, and landscape plans were updated accordingly.



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



Figure 2: Updated Design – PV&C by COX Architecture (source: MOD 10 CoS Presentation)

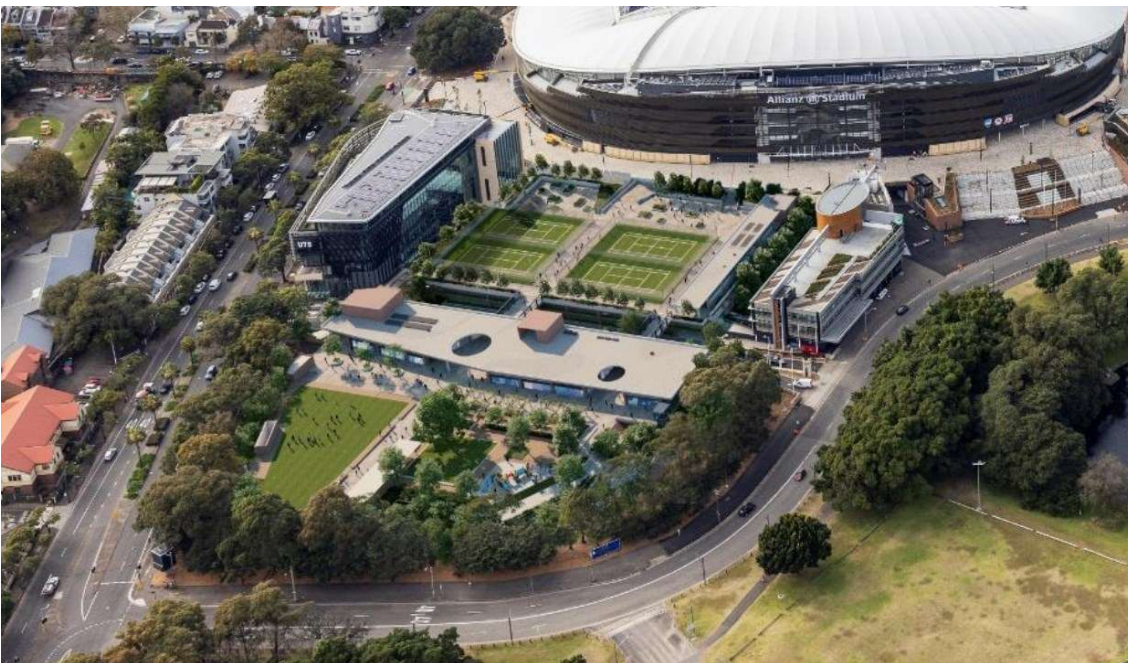


Figure 3: Aerial View of the Stadium and PV&C (source: MOD-10 Cos Presentation)

## 1.2 Approval requirements

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

## 1.3 The audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The independent auditor who performed the auditing work is presented in Table 1. Approval of the Audit Team was granted by the Department on 11 August 2023. The letter of approval is presented in Appendix B and auditor’s independence declarations are attached in Appendix G.

Table 1: Audit Team

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

## 1.4 The audit objectives

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

Condition A49 states:

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

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

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

This Independent Audit seeks to fulfill the requirements of Condition A49 and the Department’s letter, verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR. The audit site inspection, document reviews and interviews were conducted on 3 December 2024.

## 1.5 Audit scope

This is the third audit on the Project, covering the early construction phase of Stage 2 PV&C from 3 December 2024 to 4 June 2025 (the audit period).

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

- An assessment of compliance with:
  - All conditions of consent applicable to the phase of the development that is being audited
  - All post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - Actual impacts compared to predicted impacts documented in the environmental impact assessment
  - The physical extent of the development in comparison with the approved boundary
  - Incidents, non-compliances and complaints that occurred or were made during the audit period
  - The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
  - Feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one for the Project), on the environmental performance of the project during the audit period
- The status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- Any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – *Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR.

### 2.2 Audit process detail

#### 2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

#### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

#### 2.2.3 Consultation

On 16 May 2025, WolfPeak consulted with the Department to obtain input on the scope of the Audit and to confirm whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. The Department did not provide a response to the consultation. Consultation records are provided in Appendix C.

#### 2.2.4 Meetings

The opening and closing meetings were held on 4 June 2025 at 40–44 Driver Avenue, Moore Park (Project site) with project personnel and WolfPeak auditor.

During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

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

#### 2.2.5 Interviews

During the site inspection and document review, the Auditor conducted interviews with key personnel involved in the Project delivery, including those with responsibilities for environmental management, to assist with verifying the compliance status of the development.

All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

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

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

## 2.2.6 Site inspection

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

The site inspection was conducted on 4 June 2025, and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix E.

## 2.2.7 Document review

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

## 2.2.8 Generating findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, as replicated in Table 3 below.

Table 3: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

### 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

The adequacy of post approval documents was determined on the basis of whether:

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

### 2.2.11 Completing audit

The Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9835 applicable to the works being undertaken. The primary documents reviewed during this audit are as follows:

- Development Consent SSD-9835 Sydney Football Stadium Stage 2 approved by Department of Planning Housing and Infrastructure (DPHI) on 6 December 2019
- Consolidated Consent SSD 9835 (consolidated with SSD 9835 MOD-1, MOD-2, MOD-3, MOD-4, MOD-5, MOD-6, MOD-7, MOD-8, MOD-9 and MOD-10), recent modification was approved by Department of Planning Housing and Infrastructure (DPHI) on 17 March 2025
- Sydney Football Stadium Redevelopment Stage 2, Environmental Impact Statement, Ethos Urban, 12 June 2019 (the EIS)
- Modification 7 Response to Submissions, December 2021, Ethos Urban
- Modification 7 Department Response Table, February 2022, Venues NSW
- Staging Report Sydney Football Stadium Stage 2 Precinct Village & Carpark SSD 9835 MOD-10, 10 April 2025 prepared by BESIX Watpac
- Construction Environmental Management Plan (CEMP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 5, 22 April 2025 prepared by BESIX Watpac
- Construction Waste Management Sub-Plan (CWMSPP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 04, 13 February 2025 prepared by BESIX Watpac
- Construction Soil and Water Management Plan (CSWMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 04, 22 April 2024 prepared by BESIX Watpac
- Construction Air Quality Management Sub-Plan (CAQMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 04, 22 April 2025 prepared by BESIX Watpac
- Biodiversity Management Sub-Plan (CBMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 04, 22 April 2025 prepared by BESIX Watpac
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 4, 12 May 2025 prepared by White Pulse Noise Acoustics (PWNA)
- Construction Traffic and Pedestrian Management Plan (CTPMP) Sydney Football Stadium Stage 2 Precinct Village & Carpark Stage 2 Rev 6, 24 June 2024 prepared by Commercial TC
- Aboriginal Construction Heritage Management Plan (ACHMP) for Sydney Football Stadium Stage 2 Rev 2, 5 June 2024 prepared by Artefact Heritage Services

- Construction Heritage Management Plan (CHMP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 4, 29 February 2025 2024 prepared by Artefact Heritage Services
- Working Near Busby's Bore Rev 4, 28 April 2025 prepared by Artefact Heritage Services
- Revised Historical Archaeological Research Design (ARDEM) Rev 4, 28 March 2025 prepared by Artefact Heritage Services
- Historical Archaeological Research Design Rev 3, 29 January 2025 prepared by Artefact Heritage Services

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

## 3.2 Summary of compliance

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

- With respect to the findings from this fourth Independent Audit (IA4):
  - A total of 271 conditions were assessed.
  - 99 conditions were considered by the Auditor to be compliant.
  - 168 conditions were considered by the Auditor to be not triggered.
  - 4 non-compliances were identified during the audit. These related to incident and non-compliance notification requirements (Conditions A39 and A42), construction truck access via local roads (Condition B37), and the implementation of management plans (Condition C8).
  - 4 observations were identified during the audit. These include the complaints register in rolling summary uploaded to the project website (Condition A36); a spike in vibration monitoring results (Condition C19); and concrete waste observed at the southern side of the site (Conditions C20 and C40).
- The previously open audit findings, from the third Independent Audit were closed.

Table 4: Findings and recommendations for this fourth Independent Audit

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>1</sup>	Status <sup>2</sup>
IA4Pv&C_1	A39	Non-compliant	<i>Incident Notification, Reporting and Response</i> The Planning Secretary 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.	<b>Non-compliance:</b> This notification did not occur immediately. It instead was made 6 days after the event. In considering whether this delay constitutes a non-compliance, the Auditor is of the view that the event (truck travelling off route) does not meet the definition of an incident. The event should have been reported as a non-compliance under A41 and if it had been, A41 would have been complied with. A42 requires that the non-compliance notification identify the condition that was not complied with. Venues have identified the breach against the CTMP, but did not identify the relevant condition (B37, which prevents use of local roads of Paddington).	<b>Recommendation:</b> No further action is required at this stage; however, the project team must remain proactive in providing incident notifications when required.	CLOSED
IA4Pv&C_2	A42	Non-compliant	<i>Non-Compliance Notification</i> The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<b>Non-compliance:</b> This notification did not occur immediately. It instead was made 6 days after the event. In considering whether this delay constitutes a non-compliance, the Auditor is of the view that the event (truck travelling off route) does not meet the definition of an incident. The event should have been reported as a non-compliance under A41 and if it had been, A41 would have been complied with. A42 requires that the non-compliance notification identify the condition that was not complied with. Venues have identified the breach against the CTMP, but did not identify the relevant condition (B37, which prevents use of local roads of Paddington).	<b>Recommendation:</b> No further action is required however, the project team should improve the non-compliance reporting process to ensure timely notification in accordance with Condition A41. Notifications must clearly identify the relevant consent condition breached (such as Condition B37) as required by Condition A42. Training and procedural updates should be implemented to ensure all non-compliance events are accurately classified and reported promptly, including specifying the applicable conditions, to maintain full regulatory compliance	CLOSED
IA4Pv&C_3	B37	Non-compliant	<i>Road Design and Traffic Facilities</i> Construction trucks associated with this development must not access the site via any local roads within the suburb of Paddington, unless otherwise agreed by TfNSW.	<b>Non-compliance:</b> An incident was notified to DPHI on 05/02/25 following a resident's query on 30/01/25 about a truck transporting excavation spoil using an unapproved route, contrary to the approved Construction Traffic and Pedestrian Management Plan (CTPMP). The issue was caused by a new driver independently using an incorrect route. Corrective actions included re-inducting all transport companies on the approved haulage routes, and the specific trucks involved were removed from the project.	<b>Recommendation:</b> The project team should strengthen driver awareness and compliance measures. This includes ensuring all transport personnel, including subcontractors and new drivers, are comprehensively inducted on the approved haulage routes outlined in the Construction Traffic and Pedestrian Management Plan (CTPMP). Regular refresher training and spot checks should also be undertaken to reinforce compliance and mitigate the risk of future breaches.	OPEN
IA4Pv&C_4	C8	Non-compliant	<i>Implementation of Management Plans</i> The Applicant must undertake the construction works in accordance with the most recent version of the approved CEMP (including Sub-Plans) and the CTMP.	<b>Non-compliance:</b> There were construction personnel vehicles parked on the footpath of Driver	<b>Recommendation:</b> Construction personnel should be instructed to park only in designated areas, in	OPEN

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

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

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>1</sup>	Status <sup>2</sup>
I44PV&C_5	A36	Observation	<p><b>Access to Information</b></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> <ul style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter relating to the approved development required by the Planning Secretary;</li> </ul> </li> <li>b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> </ul>	<p><b>Observation:</b> The complaints register does not provide a rolling summary (i.e.: the monthly update for February onwards does not present the January 25 complaint).</p>	<p>accordance with Section 6 of the Construction Traffic and Pedestrian Management Plan (CTPMP). The project team should implement measures to prevent future non-compliance, such as reinforcing parking protocols during site inductions and conducting routine checks to ensure compliance with approved traffic management requirements.</p>	OPEN
I44PV&C_6	C19	Observation	<p><b>Vibration Criteria</b></p> <p>Vibration caused by construction activities at any residence or adjoining structure including all surrounding heritage items within or outside the boundary of the site must be limited to:</p> <ul style="list-style-type: none"> <li>a) the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation) for structural damage;</li> <li>b) the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time), for human exposure, and</li> <li>c) the vibration requirements of the Methodology Statement – Working Near Busby's Bore prepared by Infrastructure NSW dated September 2018 as updated by condition B22 (being part of the CNVMSP in condition B28).</li> <li>d) a maximum peak particle velocity of 5 mm/second in the vicinity of Shafts 8, 9 and 10 of the Busby's Bore.</li> </ul>	<p><b>Observation:</b> Monitoring was conducted on the newly discovered Busby's Bore. One spike was recorded in December 2024 at approximately 14:45 on 01/12/24. Investigations found it was an excavator tracking near the geophone. The plant was moved away from the geophone and no further exceedances were recorded and all the bricks were salvaged under the ARDEM.</p>	<p><b>Recommendation:</b> No further action is required at this stage.</p>	CLOSED
I44PV&C_7	C27	Observation	<p><b>Erosion and Sediment Control</b></p> <p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction in accordance with the CSMMSP.</p>	<p><b>Observation:</b> There is a waste concrete sump on the southern side of the site that requires additional bunding to ensure containment is adequate.</p>	<p><b>Completed action:</b></p> <p>In an email dated 23 June 2025, BESIX provided site photos confirming that the waste concrete sump had been removed and the area cleaned up.</p>	CLOSED

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>1</sup>	Status <sup>2</sup>
IA4PV&C_8	CA0	Observation	<i>The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or waterbody.</i>	<b>Observation:</b> Waste concrete was observed during the site inspection on the southern side of the site, which requires disposal.	In an email dated 23 June 2025, BESIX provided site photos confirming that the waste concrete sump had been removed and the area cleaned up.	CLOSED

Table 5: Findings from the Previous Audit (A3)

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>3</sup>	Status <sup>4</sup>
IA3PV&C_1	A1	Observation	<b>Obligation to Minimise Harm to the Environment</b> 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.	<b>Observation:</b> Recent rain caused sediment to deposit in some area of the construction site and accumulate in stormwater drains and inlets.	<b>Recommendation:</b> Undertake the necessary cleanup and removal of sediment accumulation on-site and in stormwater drains and inlets to prevent further blockages and ensure proper drainage.  <b>Completed Action:</b> In response to this observation, the auditees sent an email on 01/02/2025, providing photographs demonstrating that the accumulated sediment deposits on the stormwater drains and inlets had been cleaned up.	CLOSED
IA3PV&C_2	A36	Observation	<b>Access to Information</b> 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 with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter relating to the approved development required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary.	<b>Observation:</b> BESIX Walpac prepared a project website for the SFS PV&C project, focusing on documentation for PV&C project available online at: <a href="https://www.moorreakforreindvillage.com/documents">https://www.moorreakforreindvillage.com/doc</a> However, not all required documentation was included such as documents referred to in condition A2. Updated CBMSP (Rev 3) was not uploaded to the project website.	<b>Recommendation:</b> Prepare and upload the complaints register in the form of a rolling summary, ensuring all complaints received in relation to the project are included.  <b>Completed Action:</b> In response to this observation, the auditees sent an email on 01/02/2025, advising that CBMSP Revision 3 had been uploaded to the project website. This was verified on 02/05/2025, confirming that the document was available online.	CLOSED
IA3PV&C_3	B7	Observation	<b>Detailed Design Plans</b> Prior to the commencement of construction of the stadium structure above the concourse level, detailed design plans must be submitted to the Certifying Authority for approval. The design plans must: a) demonstrate compliance with the relevant provisions of National Construction Code (NCC) and BCA, including (but not limited to): (i) all required wheelchair seating (numbers and distribution) within the seating bowls of the stadium (complying with Disability Discrimination Act Premises Standards 2010 in addition to NCC); (ii) accessibility to the various levels; (iii) accessible sanitary facilities; (iv) female toilet provisions; and (v) adult toilet facilities and adult change rooms;	<b>Observation:</b> In response to the discovery of Busby's Bore, ongoing heritage investigations and monitoring are being conducted, with a potential amendment to the car park design under consideration to account for the heritage significance of the find.	<b>Recommendation:</b> Ensure that any potential design revisions are developed in accordance with the requirements outlined under this condition to maintain compliance and appropriately address the heritage significance of Busby's Bore.  <b>Completed Action:</b> SSD-9835 MOD-10 was approved on 17 March 2025 by	CLOSED

<sup>3</sup> The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.

<sup>4</sup> At the time of finalising this Audit Report.

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>3</sup>	Status <sup>4</sup>
			<p>b) compliance of all accessible facilities with the recommendations of DDA Compliance Statement – Performance Solutions Stage 2 prepared by Before Compliance dated 23 September 2019 and the addendum DDA Compliance Statement – Performance Solutions DA Members Club Modification Phase prepared by Before Compliance dated 14 July 2020 (MOD-2) and in accordance with the BCA, Australian Standards and Disability Standards (as updated from time to time);</p> <p>c) be supported by a statement from a suitably qualified independent consultant confirming compliance with the requirements of B7(a) and B7(b);</p> <p>d) include operational waste storage areas within the site including (but not limited to) provisions for:</p> <p>(i) separation and storage, in appropriate categories, of material suitable for recycling;</p> <p>(ii) separate storage and collection of organic/food waste;</p> <p>(iii) covered and banded waste storage areas; and</p> <p>(iv) cleaning (such as a tap) and adequate drainage of the waste storage areas.</p>		<p>DPHL, including all revised architectural, structural, and landscape plan.</p>	

### 3.3 Adequacy of environmental management plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

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

A review was conducted of the:

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

During the audit period, the CEMP and associated subplans were updated to reflect the redesign of the PV&C, following the discovery of the Busby's Bore Network and the approval of SSD-9835 MOD-10. The updated documents were submitted to DPHI on 30 April 2025, to Council on 1 May 2025, and to the Certifier on 1 May 2025. The Auditor is of the view that the plans are adequate for the works being undertaken.

### 3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department or other agencies during the audit period.

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

In relation to Condition B44A, there were significant and lengthy discussion between the Department, HNSW and VNSW transpired during the audit period. Condition B44A states:

*Prior to the commencement of archaeological excavation of Busby's Bore Spur, a revised Archaeological Research Design and Excavation Methodology(s) (ARDEM) must be finalised in consultation with Heritage NSW. The ARDEM should detail the Applicant's proposed methodology to confirm and record the location, depth, integrity, extent and condition of Busby Bore's Spur Shaft and Tunnel. Survey investigations must be supervised by a suitably qualified Excavation Director.*

During excavation works, the heritage well/shaft known as Busby's Bore was uncovered on 25 June 2024. Construction works ceased on site, and appropriate protocols were implemented.

Dr. Iain Stuart, the approved Excavation Director from Artefact Heritage and Environment, attended the site on 26 June 2024.

VNSW undertook the consultation with the Department, and on 6 November 2024, the Department instructed VNSW to update the Cultural Heritage Management Plan (CHMP) to identify redesign options, as required under Condition B39(j). This included the development and implementation of an Archaeological Research Design and Methodology for any salvage works, in consultation with Heritage NSW, Sydney Water, and the Department.

On 19 December 2024, VNSW submitted the updated CHMP, ARDEM, and the Working Near Busby's Bore methodology to the Department, who subsequently forwarded the documents to HNSW. On 29 January 2025, the heritage tunnel was uncovered. The following day, the Department issued a list of actions for VNSW to address in order to resolve HNSW's comments. VNSW provided a response on the same day. On 17 February 2025, HNSW issued a further response regarding SSD-9835-Mod-10, to which VNSW responded on 28 February 2025.

On 15 April 2025, ARDEM was lodge and uploaded on the planning portal. HNSW made a response on 17 April 2025, which in summary related to HNSW's dissatisfaction with impacts to the shaft BBS-01 or the spur tunnel.

VNSW on its letter dated 26 May 2025 discussed and explained how they were of the view that they had fulfilled its obligations under Condition B44A. The letter explained:

- The revised ARDEM has been finalised in consultation with HNSW prior to the commencement of archaeological excavation of Busby's Bore Spur (6/05/25).
- The ARDEM details the proposed methodology to confirm and record the location, depth, integrity, extent and conditions of Busby Bore's Spur Shaft and Tunnel.
- The survey investigations had been supervised by the Excavation Director for the project, Dr Iain Stuart, Principal Artefact Heritage and Environment. Dr Stuart is suitably qualified.

To date, the Auditor is not aware of any action taken by the Department in response to the matters outlined above.

### 3.6 Complaints

The project has been maintaining a complaints register, which is published monthly on the project website, current to April 2025. BESIX Watpac created a dedicated website for the project, which includes the monthly complaints register available at:

<https://www.mooreparkprecinctvillage.com/documents>

However, an observation was raised under Condition A37 noting that the complaints register does not provide a rolling summary (i.e., the monthly update for February onwards does not include the January 2025 complaint).

The Auditor recommends that the complaints register be updated and uploaded in the form of a rolling summary, ensuring all complaints received in relation to the project are included.

### 3.7 Incidents

An incident was reported to DPHI on 5 February 2025 following a resident's query on 30 January 2025 regarding a truck transporting excavation spoil using an unapproved route, contrary to the approved Construction Traffic and Pedestrian Management Plan (CTPMP). The issue arose when a new driver independently used an incorrect route. Corrective actions included re-inducting all transport companies on the approved haulage routes, and removing the specific trucks involved from the project. This incident was recorded as a non-compliance under Condition A39.

### 3.8 Actual versus predicted impacts

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

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

The Auditor believes that the actual impacts thus far have been very minor and well within those predicted in the environmental assessment.

The discovery of the Busby's Bore shaft and tunnel was anticipated, and SSD-9538 MOD-10 was subsequently approved by the Department on 17 March 2025. In response, the architectural, structural, and landscaping plans—as well as the CEMP and associated subplans—were updated and implemented on site. Venues NSW (VNSW) undertook the required consultation with relevant authorities and maintained prompt and regular communication with the Department. BESIX Watpac implemented the updated management plans and strategies on site and continues to carry out the required environmental monitoring.

### 3.9 Key strength and environmental performance

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

- Venues NSW demonstrated best practice across all aspects of heritage discovery management on the project. The team was proactive in its consultation with the Department of Planning, Housing and Infrastructure (DPHI) and responded promptly to comments from both DPHI and Heritage NSW (HNSW).
- BESIX Watpac has implemented and continues to manage significant measures following the discovery of the Busby's Bore shaft and tunnel. The CEMP and associated subplans were updated to reflect the heritage discovery and have been implemented on site. Required monitoring measures have also been established and are ongoing.
- Project records were well-organised and thoroughly documented, particularly those relating to the Busby's Bore shaft and tunnel heritage find. Relevant documentation



was readily available during the site inspection and interviews with key project personnel.

- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash,
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking
  - additional tree protection zones were established on site.

## 4. CONCLUSION

This Audit Report presents the outcomes of the fourth Independent Audit for the construction of PV&C, covering the audit period from 3 December 2024 to 4 June 2025 (audit period).

Construction activities during the audit period comprised bulk excavation, ground slab works, salvaging and storage of brickwork from the Busby's Bore shaft and tunnel, test pit excavation, non-destructive investigations, documentation of the tunnel discovery, and ongoing heritage monitoring. In response to the heritage discoveries, the CEMP, associated subplans, and architectural, structural, and landscape plans were updated accordingly.

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

In summary:

- With respect to the findings from this fourth Independent Audit (IA4):
  - A total of 271 conditions were assessed.
  - 99 conditions were considered by the Auditor to be compliant.
  - 168 conditions were considered by the Auditor to be not triggered.
  - 4 non-compliances were identified during the audit. These related to incident and non-compliance notification requirements (Conditions A39 and A42), construction truck access via local roads (Condition B37), and the implementation of management plans (Condition C8).
  - 4 observations were identified during the audit. These include the complaints register in rolling summary uploaded to the project website (Condition A36); a spike in vibration monitoring results (Condition C19); and concrete waste observed at the southern side of the site (Conditions C20 and C40).

- The previously open audit findings, from IA3 were closed.

Refer to Section 3 for further details on the findings identified during this audit (IA4), as well as the status of previously open findings from IA3.

The following strengths were demonstrated by the auditees:

- Venues NSW demonstrated best practice across all aspects of heritage discovery management on the project. The team was proactive in its consultation with the Department of Planning, Housing and Infrastructure (DPHI) and responded promptly to comments from both DPHI and Heritage NSW (HNSW).
- BESIX Watpac has implemented and continues to manage significant measures following the discovery of the Busby's Bore shaft and tunnel. The CEMP and associated subplans were updated to reflect the heritage discovery and have been

implemented on site. Required monitoring measures have also been established and are ongoing.

- Project records were well-organised and thoroughly documented, particularly those relating to the Busby's Bore shaft and tunnel heritage find. Relevant documentation was readily available during the site inspection and interviews with key project personnel.
- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash,
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking
  - additional tree protection zones were established on site.

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

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

## 5. LIMITATIONS

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

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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

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



## APPENDIX A – SSD 9835 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)

**PART A ADMINISTRATIVE CONDITIONS**

Obligation to Minimise Harm to the Environment											
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	The documents referred to elsewhere in this Audit Table Site Inspection and interview with auditees 4/06/2025 Site photos – Appendix D	During the site inspection on 4/06/2025, interviews with project personnel and review of project records undertaken as part of IA4 for SFS PV&C (Stage 2), reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period.	Compliant	During Construction	X	X	X	X		The Project would be undertaken in accordance with the Approval and the approved CEMP. The action is to undertake the works in accordance with the plans.

Terms of Consent											
A2	The development may only be carried out: a) In compliance with the conditions of this consent; b) In accordance with all written directions of the Planning Secretary; c) In accordance with the EIS. Response to Submissions and supplementary Response to Submissions; d) In accordance with the management and mitigation measures in Appendix 3; e) In accordance with SSD-9835-MOD-1, SSD-9835-MOD-3, SSD-9835-MOD-2, SSD-9835-MOD-4, SSD-9835-MOD-5, SSD-9835-MOD-6, SSD-9835-MOD-7, SSD-9835-MOD-8, SSD-9835-MOD-9 and SSD-9835-MOD-10 f) In accordance with the approved plans in the table below: g) Architectural Plans prepared by Cox Architecture and Aspect Studios	Documents and evidence referred to as evidence elsewhere in this Audit Table Development Consent for Sydney Football Stadium Stage 2 (Design, construction and operation) – SSD9835 approved on 6/12/2019 by DPHL Environmental Impact Statement Stage 2 Construction and Operation, Sydney Football Stadium, Ethos Urban, 12/06/19 Response to Submissions and Amended Proposal, Sydney Football Stadium, Ethos Urban, 02/09/19 Approved Plans stamped as per table within this condition Modification 1 (MOD-1) – Amend timing of site audit statements: 03/04/2020 Modification 2 (MOD-2) – Stadium members facilities: 14/12/2020 Modification 3 (MOD-3) Cold shell extension, 07/12/2020 Modification 4 (MOD-4) – Photovoltaic cell changes, 22/04/2021 Modification 5 (MOD-5) – Photovoltaic cell changes, 09/06/2022 Modification 6 (MOD-6) – Sydney roosters centre of Excellence, 29/09/2021 Modification 7 (MOD-7) – Precinct Village and Carpark envelope, 18/07/2022 Modification 8 (MOD-8) – Changes to concert restrictions on progress, 15/12/2023 Modification 9 (MOD-9) – Modified Precinct Village and multilevel carpark staging, 21/03/2024 Modification 10 (MOD-10) – Redesign of Precinct Village and Carpark, 17/03/2025 Crown Certificate Register-SSD 9835 Mod-07 SFS PV&C Consent Condition Matrix – Staging/Compliance BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+C BCA Crown Certificate (CC2) CRO-28019, 18/03/2025 issued by BM+C	During the site inspection on 4/06/2025, interviews with project personnel and review of project records undertaken as part of IA4 for SFS PV&C (Stage 2), reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period.	Compliant	During Construction	X	X	X	X		The Project would be undertaken in accordance with the Approval and the approved CEMP. The action is to undertake the works in accordance with the plans.

Dwg No.	Re	Name of Plan	Date
A1330.00	B	Floor Plan Lower Basement Level	28.09.20
A1310.01	C	Floor Plan Basement Level	28.09.20
A1310.02	G	Floor Plan Level 1 (GA Concrete Level)	28.09.20
A131.1M.03	H	Floor Plan Level 1 (Concrete Mezzanine Plan)	13.08.21
A131.2.04	I	Floor Plan Level 2 (Club Plan)	28.09.20
A131.3.05	C	Floor Plan Level 2 (Suite Plan)	20/09/2019
A131.4.06	C	Floor Plan Level 2 (Suite Plan)	20/09/2019
A131.5.06	E	Floor Plan Level 4	13.08.21
A131.6.06	D	Floor Plan Level 5	20/09/2020
A131.6L.08	J	East and West Elevations	20/09/2021
A30.6W.01	B	West Elevation (SFF to Gate A)	28.09.20
A30NS.01	C	North and South Elevations	28.09.20
A40.00.01	C	General Sections – GA	20/09/2019
ASQC26	A	Accessible ramps Plan	20/09/2019
RCS-COX-04-CR-GA	GA	Architectural Services – Design Development	14.08.2021
ASR0001	GA	Architectural Services – Design Development	14.08.2021
A10.6P.30	E	Architectural Services - Proposed Demolition Plan	22/11/2024
A1331.01	D	Architectural Services - Level B1	22/11/2024
A1332.01	D	Architectural Services - Level B2	22/11/2024
A1333.01	D	Architectural Services - Level B3	22/11/2024

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ol>	Interview with auditees 04/06/2025	<p>The auditees are not aware of any directions from the Department during the audit period.</p>	Not Triggered	During Construction	X	X	X	X	Noted.
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency between the conditions of this consent and a document listed in condition A2(c) and A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Interview with auditees 04/06/2025	<p>Noted. The auditees are not aware of any conflicts. This audit assesses compliance with the conditions of this consent.</p>	Not Triggered	During Construction	X	X	X	X	Noted.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Limits of Consent										
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent for Sydney Football Stadium Site 2, ID sign-off completed on 6/12/2019 by DPPII - SSD8635 approved on 6/12/2019 by DPPII Letter dated 03/03/20 notifying of proposed commencement of construction on 16/03/20 Letter 1/05/23 VNSW-DPE re: Notice of Commencement of Early Works for PV&C – 15/05/23	Initial project works commenced 16/03/20 Physical works for PV&C commenced 16/06/23 Project commenced within the timeframe set out under this condition.	Compliant	During Construction	X	X	X	X	Noted.
A6	This development consent does not approve: (a) any use for the areas marked as 'out of scope' in the drawings listed in condition A2; (b) an underground ramp connecting between the basement of the stadium and the basement of the SCC; (c) the fit-out and use of the cafe and stadium shop within the stadium being a public consent area of 19 m from the eastern boundary of the basement level pavilion within Stage 1 of the Precinct Village and Villages and (d) the use of the gate / access point along the eastern boundary to provide connection between the site and the adjoining properties to the east / south-east; Notwithstanding this consent, any existing alternative arrangements regarding gate / access points and connections between the site and adjoining property will continue to apply.	Interview with auditees 4/06/2025	No underground ramp was constructed. No cafe and stadium shop facing the public domain proceeded. The gate / access on the eastern boundary is not being used for any purpose other than emergency evacuation (which is continued use).	Compliant	During Construction	X	X	X	Noted.	
Event operators										
A7	Events at the stadium will host a maximum of 45,000 patrons for all events except concert events where a maximum of 55,000 patrons will be permitted to use the stadium.	Staging Report for MOD 7 provides for the construction of a PV&C 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Not applicable for PV&C
A8	A maximum of six concert events per year (with an average of four per calendar year over any rolling five-year period) between the stadium and the Sydney Cricket Ground (SCG) is permitted within the stadium.	Staging Report for MOD 7 provides for the construction of a PV&C 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Not applicable for PV&C
A9	During all events, the Applicant must comply with the following operational management plans, strategies and reports and ensure performance levels and targets are achieved (where a performance level or target exists within an operational management plan): (a) an Event Management Plan (D28); (b) an Event Traffic and Transport Management Plan (D16); (c) an Operational Noise Management Plan (ONMP) including noise monitoring requirements (D47 and D48); (d) a Security Management Plan including Hostile Vehicle Mitigation Plan (B54); (e) an Operational Waste Management Plan (D41) including a precinct wide approach (D26e); (f) a Flood Evacuation Plan (D30).	Staging Report for MOD 7 provides for the construction of a PV&C 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
Post-Occupation Review of Event Operations										
A10	The Applicant must monitor the following event scenarios for a minimum of two years after the commencement of operation of the stadium and then a further two years from the occupation and commencement of full operation of the Precinct Village and multilevel carpark (unless otherwise agreed by the	Staging Report for MOD 7 provides for the construction of PV&C 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>Planning Secretary) and prepare a table of compliance against each operational management plan listed in A6:</p> <p>(a) all concert events;</p> <p>(b) at least one sporting event each month comprising a mix of events in terms of its nature and the anticipated attendance of patrons and including international sporting events when they occur;</p> <p>(c) all double-header sporting events; and</p> <p>(d) all events that involve activities extending beyond one day.</p>	Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report								
A11	<p>The Applicant must undertake additional monitoring to assess the social impacts of the various scenarios listed in condition A10, in accordance with the approved Social Impact Monitoring Program (SIMP) that is required by condition D49.</p>	<p>Staging Report for MOD 7 provides for the construction of PV&amp;C, 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A12	<p>The Applicant must submit a Post-Occupation Review of Event Operations to the Planning Secretary every six months to report on the results of the monitoring undertaken on the event days listed in A10 (for the duration of two years nominated in condition A10), to validate the effectiveness of:</p> <p>(a) each of the operational management plans referred to in condition A9; and</p> <p>(b) the SIMP required by condition D49.</p> <p>The report must be submitted within 2 months of the end of each six-month monitoring period. The results of the Post-Occupation Review must be published on the SC&amp;G website.</p>	<p>Staging Report for MOD 7 provides for the construction of PV&amp;C, 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A13	<p>Each Post-Occupation Review of Event Operations must include, but not be limited to:</p> <p>a) type of event monitored;</p> <p>b) teams, entertainer etc;</p> <p>c) start and end time of the event;</p> <p>d) number of patrons at the event;</p> <p>e) number of staff at the event;</p> <p>f) rehearsal and sound test requirements (if any);</p> <p>g) summary of data collected;</p> <p>h) the results of monitoring strategies in the operational management plans (required by A9) that have been implemented;</p> <p>i) the commitments in the operational management plans (required by A9) that have not been complied with or were not applicable in the nominated six-month period;</p> <p>j) a table of comparison between the predicted impacts, the management / mitigation measures applied and the actual impacts on the monitored event scenarios in accordance with D49(g);</p> <p>k) all additional impacts identified in relation to an event as a result of the SIMP (refer to condition D49); and adaptive management approaches and additional mitigation measures that have been implemented within the nominated six-month period to adaptively manage / mitigate identified impacts on the event days based on the monitoring undertaken in the period. This will include (but not be limited to):</p> <p>(i) any refinement or amendment of the operational management plans listed in condition A9 (if needed due to identification of additional impacts and mitigation of those);</p> <p>(ii) the adaptive management and mitigation measures that have been implemented to mitigate the additional impacts identified in A13(k); and</p> <p>(iii) the management / mitigation measures that have been implemented, if the table of comparison (A13(i)) reveals that the actual impacts were greater than the predicted impacts.</p>	<p>Staging Report for MOD 7 provides for the construction of PV&amp;C, 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.



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

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Design Quality Excellence										
A21	To ensure the design quality excellence of the project is retained, the design architect, COX Aspect Studios, are to have direct involvement in the design documentation, and construction stages of the project.	Interview with auditees 04/06/2025 SSD9835 MOD/ Arch Plans, Rev c 10/09/2021 by Cox and Aspect Studios PVC-COX-04-DPRAR100000 Rev B, 04/11/2022 by COX Architecture Pty Ltd PVC-COX-04-DPRAR1000002 Rev B, 04/11/2022 by COX Architecture Pty Ltd Minutes of Sydney Football Stadium Design Integrity Panel Presentation 6/12/21 Aconex correspondence 04/06/24 COX Architecture- BESIX re: RH on design of carpark pedestrian options Aconex correspondence 02/12/24, 03/12/24 Aspect and COX to BESIX re: RH on MOD design drawings for Busby's Bore Aconex correspondence 30/05/25, COX to BESIX re 80% development design	Cox and Aspect Studios are still engaged on the Project. Site visits were conducted on 11/05/25 at the Project Village and Campar press led by Cox and Aspect Studios. The design has been updated in response to the uncovering and incorporation of Busby's Bore. Correspondence on Aconex demonstrates their involvement.	Compliant	Operations	X	X	X	X	Noted.
Prescribed Conditions										
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Interview with auditees 04/06/2025 Part 6, Division 8A of the EP&A Regulation, BCA Crown Certificate (CC1) CRO-24046, 8/07/2024 issued by BM+C BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+C	This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA. The former Part 6, Division 8A of the EP&A Regulation 2021 relates to prescribed conditions for: Compliance with the BCA (cl 98) Erection of signs (cl 98A) – Residential Building work (cl 98B) – N/A Entertainment venues (cl 98C) – N/A for construction signage for maximum number of persons in venues (cl 98D) – N/A for construction Shoring and adjoining properties (cl 98E) – N/A (no excavation below adjoining properties) CC1 was issued by the Principal Certifier on 8/07/2024. CC2 was issued by the Principal Certifier on 18/03/25. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Planning Secretary as Moderator										
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter will be binding on the parties.	Interview with auditees 14/06/2025 Letter 14/04/25 VNSW-HQ/DCCEEW (Delegate Heritage Council of NSW) re: inviting comments for ARDEM/HARD and salvage Letter 17/04/25 DCCEEW (Delegate Heritage Council of NSW) -VNSW re: response to inviting comments for ARDEM/HARD and salvage Letter 30/04/2025 VNSW-DPH (to Dominic Chinnon and attention to Shiraz Ahmed & Katherine Klouda) re: demonstrate that Venues NSW has fulfilled its obligations under Condition B44A. address Heritage NSW's feedback on the recently revised Archaeological Research Design and Excavation Methodology(s) (ARDEM) prepared to	On 14/04/2025, VNSW sent a letter to DCCEEW (as delegate of the Heritage Council of NSW) inviting comments regarding ARDEM/HARD. Heritage NSW responded on 17/04/2025 and provided the following comments: Heritage NSW is disappointed to find that the HARD was produced after archaeological works had started and the shaft BBS-01 was removed. Heritage NSW was to be consulted prior to the commencement of archaeological excavation, as per Condition B44A. The HARD states that part of Venues NSW's preferred option 3.4 retaining a portion of the shaft and tunnel in situ is no longer feasible. It is unfortunate that testing to confirm the depth of the tunnel was not undertaken sooner, as	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report				
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)
		<p>support the construction of the Preednd Village and Car Park;</p> <ul style="list-style-type: none"> <li>refute Heritage NSW's assertions that Venues NSW has not complied with the consent. Letter 26/05/2025 VNSW-DPHL re: to demonstrate that Venues NSW has fulfilled its obligations under Condition B44A.</li> </ul>	<p>recommended by Heritage NSW, to inform the redesign options.</p> <ul style="list-style-type: none"> <li>It has been assessed that the entirety of the spur tunnel within the project area will be removed through the proposed works. Salvage excavation and recording of the removed portion are proposed as mitigation. There appears to have been no further consideration of ways to avoid or minimise impacts to the spur tunnel based on the results of the testing.</li> <li>Consistent with our previous advice, Heritage NSW does not support the removal of the shaft BBS-01 or the proposed removal of the spur tunnel.</li> </ul> <p>The Heritage NSW response also include the following recommendations:</p> <ul style="list-style-type: none"> <li>Busy's Bore is a highly significant and rare item of colonial Infrastructure, potentially of national significance. Heritage NSW does not support the proposed removal of Busy's Bore spur tunnel or shaft.</li> <li>Preparation of the Heritage Interpretation Plan should include the following: <ul style="list-style-type: none"> <li>prepare a report on the state of the site consistent with recognised and appropriate experience in presentation of public archaeology. The Heritage Interpretation Plan should include state-of-the-art in situ and adjacent archaeological interpretation approaches, including lessons learned from outside Australia. Heritage NSW should be consulted during development and finalisation of the Heritage Interpretation Plan.</li> <li>Given the significance of Busy's Bore, all effort should be made to safely archaeologically and photographically record all portions of shaft BBS-01 and the spur tunnel prior to removal. A digital resource should be created from the recording for use in state-of-the-art public interpretation.</li> </ul> </li> <li>A letter dated 30/04/2025, was prepared by VNSW to the Director of DPHI (Domonic Crenna) and attention to Shiraz Ahmed &amp; Katherine Khuda. The purpose of the letter is to: <ul style="list-style-type: none"> <li>demonstrate that Venues NSW has fulfilled its obligations under Condition B44A;</li> <li>address Heritage NSW's feedback on the recently revised Archaeological Research Design and Excavation Methodology(s) (ARDEM) prepared to support the construction of the Preednd Village and Car Park;</li> <li>refute Heritage NSW's assertions that Venues NSW has not complied with the consent.</li> </ul> </li> <li>The letter also noted that VNSW requested a revised version of the ARDEM. Heritage NSW on 10/04/2025 via the Department's Planning Portal, Heritage NSW provided feedback on 17/04/2025. VNSW has considered this feedback and determined that the ARDEM does not require any revision. Attached to the letter is the consultation and engagement log between VNSW, DPHI, and Heritage NSW.</li> <li>On 26/05/2025, VNSW sent a letter to Rob Sherry, Team Leader Compliance – Government Projects, demonstrating that it had fulfilled its obligations under Condition B44A. The letter outlined how the project complied with the condition and included supporting evidence.</li> </ul>						



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
		<p>Environment to VNSW/ re: Agency advice relating to SSD-9835-MOD-10 &amp; SSD-9249-MOD-9</p> <p>Email (correspondence) 20/02/25 DPH-VNSW/ re: Additional Documents for RIS for SSD-9249-MOD-9 &amp; SSD-9835-MOD-10 and attached:</p> <ul style="list-style-type: none"> <li>Letter 17/02/25 DPH-VNSW/ re: Advice on RIS</li> <li>Email 27/02/25 DPH-VNSW/ re: Response to RIS from Heritage NSW</li> <li>Email 28/02/25 VNSW-DPH/ re: VNSW/ response to Heritage NSW (with attached VNSW response to Heritage letter dated 17/02/25)</li> <li>Email (correspondence) 3/03/25 between DPH-VNSW/ re: Response to RIS from Heritage NSW</li> <li>Email 14/04/25 Saville-VNSW/ re: ARDEM lodgement to Planning portal</li> <li>Email 15/04/25 DPH-VNSW/ re: ARDEM lodgement – to reupload on the planning portal</li> <li>Letter 17/04/25 HNSW-Saville/ re: response to inviting comments from the Heritage Council of NSW SSD9835</li> <li>Letter 30/04/25 VNSW-DPH/ re: Response to HNSW comments</li> <li>Email 1/05/25 (Correspondence) VNSW-DPH/ re: submission of VNSW response to HNSW comments on ARDEM.</li> <li>Construction Noise and Vibration Management Sub-Plan (CNVMSPI) SFS-PV&amp;C Rev 4 12/05/25 by Pulse Write Acoustic</li> <li>Email 13/05/25 Saville-EPA/ re: Updated CNVMSPI consultation with the EPA</li> </ul>	<p>to the issues raised by Heritage NSW. On 03/03/25 DPH forwarded VNSW's response to Heritage NSW. On 14/04/25, Saville lodge ARDEM to the Planning portal and VNSW informed DPH of the document lodgement on the same date.</p> <p>DPH requested the ARDEM be re-uploaded to the Planning Portal on 15/04/25.</p> <p>HNSW provided a response and comments to DPH on 17/04/25 regarding the submitted ARDEM.</p> <p>VNSW prepared a response on HNSW's comments on ARDEM on 30/04/25 and submitted to DPH on 1/05/25.</p> <p>Sighted VNSW's consultation with the EPA regarding the updated CNVMSPI on 13/05/25.</p>	Compliant							
A25	<p>The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be compiled with at the relevant time for that stage.</p>	<p>Staging Report 10/04/25 by Besix Walpac</p> <p>Letter 21/05/25 DPH-VNSW/ re: Staging Report DPH approval</p> <p>Staging Report SFS-PV&amp;C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Walpac</p> <p>Post-Approval Submission (DPH portal) re: Submission of Staging Report lodgement date: 08/05/24 to DPH</p> <p>Email 8/05/24 DPH-VNSW/ re: Acknowledgement receipt of submission of Staging Report</p> <p>Letter 08/05/24 VNSW-DPH/ re: Notification of Commencement (construction works commencement 11/06/24)</p> <p>Letter 04/06/24 DPH-VNSW/ re: approval of Staging Report for PV&amp;C Main Works, 30/05/24</p>	<p>A Staging Report for SFS PV&amp;C was updated on 10/04/25 by BESIX Walpac to incorporate the redesign of the PV&amp;C to partially retain part of the Busby's Bone Network and to accommodate other design changes associated with the operation of the SFS.</p> <p>The updated Staging Report was approved by the Department on 21/05/25.</p> <p>The Precinct Village and Car Park is to be constructed in four (4) stages, with a revised completion date as follows:</p> <ul style="list-style-type: none"> <li>CC1: Western Carpark - Bulk Excavation to the underground level and retaining East of Carpark Foundation Piles &amp; Civil Works on-ground (Complete)</li> <li>CC2: Western Carpark remainder of Bulk Excavation to BD4, Western Carpark - Foundations &amp; Inground services and Eastern Carpark - Bulk excavation, foundations &amp; Inground services (03/25 - 12/25)</li> <li>CC3: Structure all levels and all above ground services (05/25 - 05/26)</li> <li>CC4: Finishes, Landscape, facade, public domain works and remaining works. (06/25 - 06/26)</li> </ul>	Compliant	Prior to PV&C CC#1	X	X	X	X		<p>The Project proposes to stage construction through four no. CCs. This table forms the part of the report under O&amp;A A25 which was provided to the Secretary for approval in the minimum of two weeks prior to Construction.</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
A26	A Staging Report prepared in accordance with condition A25 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report 10/04/25 by Besix Watpac Letter 21/05/25 DP-H-VNSW re: Staging Report DPHI approval Staging Report SFS PV&C SSD-9835 MOD 9, 8/05/24 by BESIX Watpac Post Approval Submission (DPH portal) re: Submission of Staging Report lodgment date: 08/05/24 to DPHI Email 8/05/24 DP-H-VNSW re: Acknowledgement receipt of submission of Staging Report Letter 04/06/24 DP-H-VNSW, re: approval of Staging Report for PV&C Main Works, 30/05/24 Summary of Review (Staging Report, CEMP and sub plans) as of 22/10/2024 by BESIX Post Approval (DPH portal) 10/04/25 re: submission of notice of commencement SFS PV&C CC2 Email 17/04/25 DP-H-VNSW re: Acknowledgement for submission of notification of CC2 under B2	A Staging Report for SFS PV&C was prepared by BESIX Watpac in accordance with the requirements under this condition. A Staging Report for SFS PV&C was updated on 10/04/25 by BESIX Watpac to incorporate the redesign of the PV&C to partially retain part of the Busby's Bone Network and to accommodate other design changes associated with the operation of the SFS. The updated Staging Report was submitted on 10/04/25 and approved by the Department on 21/05/25.	Compliant	Prior to PV&C CC#1	X	X	X	X	X	The Project proposes to stage construction through 4no. CCs. The table in this report verifies the ownership for the conditions with respect to each identified stage.
A27	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report 10/04/25 by Besix Watpac Letter 21/05/25 DP-H-VNSW re: Staging Report DPHI approval Staging Report SFS PV&C SSD-9835 MOD 9, 8/05/24 by BESIX Watpac Post Approval Submission (DPH portal) re: Submission of Staging Report lodgment date: 08/05/24 to DPHI Email 8/05/24 DP-H-VNSW re: Acknowledgement receipt of submission of Staging Report Letter 04/06/24 DP-H-VNSW, re: approval of Staging Report for PV&C Main Works, 30/05/24	A Staging Report for SFS PV&C was updated on 10/04/25 by BESIX Watpac to incorporate the redesign of the PV&C to partially retain part of the Busby's Bone Network and to accommodate other design changes associated with the operation of the SFS. The updated Staging Report was approved by the Department on 21/05/25.	Compliant	During Construction	X	X	X	X	Noted.	
A28	Staging, Combining and Updating Strategies, Plans or Programs  (a) With the approval of the Planning Secretary, the Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (a clear description should be provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (A clear relationship must be demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Modification 10 (MOD-10) - Redesign of Precinct Village and Carpark, 17/03/2025 Structural Plans, 6/09/24 / 19/12/24 prepared by Aurecon Australasia Pty Ltd Architectural Plans Rev D, 22/11/24 by COX Architecture Landscape Plans Rev 5, 28/11/24 by COX Architecture Staging Report 10/04/25 by Besix Watpac Letter 5/02/25 DP-H-VNSW re: Staging Report DPHI approval Letter 31/01/25 VNSW-CPHI re: submission of IA3 and response. Post Approval Submission 31/01/25 re: submission of IA3 and response Letter 29/02/25 DP-H-VNSW re: DPHI response to IA3 BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+G Modification 10 (MOD-10) - Redesign of Precinct Village and Carpark, 17/03/2025 CEMP Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10) CSWMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) CWMP Rev 4, 13/02/25 by Besix (Include Waste Contractor) CAOMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) CBMSP Rev 4, 22/04/25 (Updated as per SSD Compliance and Revised MOD) CVMSP Rev 4, 12/05/25 by Pulse White Acoustic	The Architectural, Structural, and Landscape Plans were updated and included as part of Modification 10 (MOD-10) to SSD 9835, approved by DPHI. The updated Staging Report was approved by the Department on 21/05/25. The CEMP and sub-plans were updated in relation to the redesign of the PV&C to partially retain part of the Busby's Bone Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPHI on 30/04/25, to Council on 1/05/25 and to the Certifier on 01/05/25.	Compliant	During Construction	X	X	X	X	The requirement is noted as it relates to each condition where it is triggered.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		Post Approval Form 30/04/25 re: submission of CEMP Email 1/05/25 DPH-Savills re: Acknowledgment on the submission of CEMP and sub plans (Condition B22, B24, B25, B26, and B27) Email 1/05/25 Savills-Council (Cos) re: submission of CEMP and sub plans Correspondence 1/05/25 Savills-Certifier re: Submission of updated CEMP and sub plans to the Certifier		Compliant						
A29	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above	As above	Compliant	During Construction	X	X	X	X	The requirement is noted.
A30	On approval by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	Compliant	During Construction	X	X	X	X	Where required, the documentation as it relates to the condition would be updated.
<b>Structural Adequacy</b>										
A31	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 5 of the EP&A Regulation sets out the requirements for the certification of the development.	Structural Plans 27/06/24 by Aurecon Group Structural Design Statement, 5/07/24 by Aurecon Group BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+G Structural Plans, 6/09/24 / 19/12/24 prepared by Aurecon Australasia Pty Ltd Structural Design Certificate, 19/12/24 issued by Aurecon Australasia Pty Ltd	Structural Plans and Structural Design Statement issued by Aurecon Group were listed in CC1 issued by the Certifier. Structural Plans were modified by Aurecon in relation to the redesign of the PV&C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	Compliant	During Construction		X	X	X	The requirement is noted.
<b>External Walls and Cladding</b>										
A32	The external walls of all approved structures must comply with the relevant requirements of the BCA.	Staging Report for MOD-10 provides for the construction of PV&C, 10/0 by VNSW/DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X		Not applicable for PV&C CC1 or CC2
<b>Applicability of Guidelines</b>										
A33	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Construction Environmental Management Plan (CEMP) SFS PV&C Rev 9, 22/04/25 by Besix (Revised following issue of MOD-10) Construction Waste Management Sub-Plan (CWMS) SFS PV&C Rev 4, 13/02/25 by Besix (Include Waste Contractor) Construction Soil and Water Management Plan (CSWMS) SFS PV&C Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) Construction Air Quality Management Sub-Plan (CAQMS) SFS PV&C Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) Biodiversity Management Sub-Plan (BMS) SFS PV&C Rev 4, 22/04/25 (Updated as per SSD Compliance and Revised MOD)	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	Compliant	During Construction	X	X	X	X	The requirement is noted.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A34	Consistent with the conditions of this consent and without altering any limits or standards in the consent, the following Staging Strategy, when consent obligations are met in respect of ongoing conditions, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 04/06/2025	There have been no directions from the Department regarding ongoing and staged activities during the audit. The auditee has provided a copy of the updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. Refer to A3 regarding directions over documentation and the timing of this audit.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
A35	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 EPA&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EPA&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent, or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Part 9, Div. 9.4 of the EPA&A Act 1 Independent Audit Report No. 1 (IA1) SFS PV&C Stage 2 Rev 2 5/10/23 by W/P Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev 2, 15/07/24 by W/P Independent Audit Report No. 3 (IA3) SFS PV&C Stage 2 Rev 2 22/01/25 by W/P Environmental Inspection (17/12/24-19/05/25) by BESIX SHEM8 E-FRM-001 Environmental Inspection Checklist, 9/01/25, 30/01/25, 6/03/25, 29/04/25 by BESIX Noise Monitoring Report 2 - Sept to Nov 24 by Besix Noise Monitoring Report 3 - Jan to Mar 2025 by Besix Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX - Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	Noted: The relevant section of the EPA&A relates to (among other things) the need to be accurate, true (no misreading), properly conducted and with records retained. Independent Audit No. 3 was completed for the project, and no non-compliances were identified. BESIX conducts regular weekly environmental inspections using SHEM8. These inspections identify findings and provide corrective measures. Noise monitoring data from September 2024 to March 2025 was reviewed and indicated compliance with the allowable construction noise level. The noise and dust monitors have been installed at each nominated location. Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Chilcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Vespac's works. Several dust exceedances recorded in November were addressed by resite work and implementing additional control measures. No vibration exceedances were recorded. This Audit represents the fourth audit for the construction of PV&C and has been conducted in accordance with the Departments IAPAR and ISO 19011. Statements of fact and correctness are included in the Appendices of this Audit Report.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.

Access to Information

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
A36	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: b) make the following information and documents (as they are obtained or approved) publicly available on its website: (x) the documents referred to in condition A2 of this consent; (xi) all current statutory approvals for the development; (xii) all approved strategies, plans and programs required under the conditions of this consent; (xiii) 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; (xiv) 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; (xv) a summary of the current stage and progress of the development; (xvi) contact details to enquire about the development or to make a complaint; (xvii) a complaints register, updated monthly; (xviii) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (xix) any other matter relating to the approved development required by the Planning Secretary; and c) keep such information up to date, to the satisfaction of the Planning Secretary.	Project website: <a href="https://www.venuesw.com/our-venues/allanz-stadium">https://www.venuesw.com/our-venues/allanz-stadium</a> <a href="https://www.venuesw.com/media/documents_policies">https://www.venuesw.com/media/documents_policies</a> <a href="https://www.venuesw.com/feedback">https://www.venuesw.com/feedback</a> <a href="https://www.moorerepairprecinctvillage.com/documents">https://www.moorerepairprecinctvillage.com/documents</a> <a href="https://www.moorerepairprecinctvillage.com/documents-2">https://www.moorerepairprecinctvillage.com/documents-2</a> <a href="https://www.moorerepairprecinctvillage.com/download-documentation">https://www.moorerepairprecinctvillage.com/download-documentation</a> <a href="https://www.moorerepairprecinctvillage.com/services-2">https://www.moorerepairprecinctvillage.com/services-2</a> <a href="https://www.moorerepairprecinctvillage.com/document-5">https://www.moorerepairprecinctvillage.com/document-5</a> <a href="https://www.moorerepairprecinctvillage.com/community-services/faq-5-consent-areas">https://www.moorerepairprecinctvillage.com/community-services/faq-5-consent-areas</a>	The Project website is active and contains: a) (i) Documents referred to in condition A2 (ii) Statutory approvals – Development Consent, Mod 1-10 and COH approvals through to Nov 2024. (iii) Stamped plans and CEMP and subplans IA3 and response and noise monitoring reports (Sept 2024 to Mar 2025) (iv) Noise monitoring report Sat 2024 to March 2025 were uploaded. (v) Summary of current stage <a href="https://www.moorerepairprecinctvillage.com/documents-2">https://www.moorerepairprecinctvillage.com/documents-2</a> and <a href="https://www.moorerepairprecinctvillage.com/document-5">https://www.moorerepairprecinctvillage.com/document-5</a> (vi) Contact Us (vii) Complaints register current to April 2025 (viii) IA3 report and response (ix) IA3 report and response (x) None (xi) The information on the website is up to date. b) <b>Observation:</b> The complaints register does not provide a rolling summary (i.e., the monthly update for February onwards does not present the January 25 complaint). <b>Recommendation:</b> It is recommended that the complaints register provide a rolling summary of complaints. BESIX Walpac prepared a project website for the SFS PV&C project, focusing on documentation for PV&C project available online at: <a href="https://www.moorerepairprecinctvillage.com/document-5">https://www.moorerepairprecinctvillage.com/document-5</a>	Compliant	Pro to PV&C CC#1	X	X	X	X	X	Documents as per the conditions of approval and triggered by the relevant stage, would be made publicly available as per the condition.
A37	Prior to commencement of operation of the stadium, the relevant Sydney Cricket and Sports Ground Trust (SCSGT) website must include the facilities available within the site including a toilet map with Adult Change facilities.	Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re Acknowledgment report of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report	The approved Staging Report identifies this requirements as been not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities	
Compliance											
A38	The Applicant must ensure that all of its employees, contractors (and their subcontractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with auditees 04/08/2025 BESIX Walpac Ground Works Scope of Works, 1030 Packages. Project Induction, Rev 4, 08/11/24 – request for the updated Induction Presentation to check inclusion of the updated Plans Site M8 Induction: - Alexander Siniadi   BESIX Walpac   23651480018 – 05/05/25 - Zak Barker   Reds Global   27180416768 – 07/05/25 - Jesse Ward   Formtec Group  36131324395 – 15/05/25 - John Horwood   Interspan   13119013928 – 15/05/25	The BESIX Walpac general scope of works to all subcontractors includes a requirement to comply with the conditions and associated material. Sections 3.7 and 4.4 of the scope includes key directions about environmental protection and process and these are consistent with the Consent and CEMP. The induction includes key requirements on the existence of the CEMP, noise / respite, incident reporting and community engagement. The auditee provided recent induction records for workers from various subcontractors.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A39	Incident Notification, Reporting and Response  The Planning Secretary must be notified in writing to <a href="mailto:planning@planning.nsw.gov.au">planning@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with addressee 04/06/2025 BESIX Wapac Site Male incident register and corrective action register, 09/12/24 to 23/05/25 Incident Notification Details: 30/01/25 6:50am Caley Road re: using the incorrect approved delivery routes as per the approved CTPMP Post Approval Form 05/02/25 re: Submission of Incident Notification Email 05/02/25 DPHI -Savills re: Acknowledgement of the submission of Incident Notification Complaints Register January 2025	An incident was notified to DPHI on 05/02/25 following a resident's query on 30/01/25 about a truck responding to a spill on spoil using an unapproved route, contrary to the approved Construction Traffic and Pedestrian Management Plan (CTPMP). The issue was caused by a new driver independently using an incorrect route. Corrective actions included re-inducting all transport companies on the approved haulage routes, and the specific trucks involved were removed from the project.  <b>Non-compliance.</b> This notification did not occur immediately. If instead was made 6 days after the event, in considering whether this delay constitutes a non-compliance, the Auditor is of the view that the event (truck travelling off route) does not meet the definition of an incident. The event should have been reported as a non-compliance under A41 and if it had been, A41 would have been complied with. A42 requires that the non-compliance notification identify the condition that was not complied with. Venues have identified the breach against the CTPMP, but did not identify the relevant condition (B37, which prevents use of local roads or paddington).	Non-compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
A40	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix Z.	Interview with addressee 04/06/2025 BESIX Wapac Site Male incident register and corrective action register, 09/12/24 to 23/05/25 Incident Notification Details: 30/01/25 6:50am Caley Road re: using the incorrect approved delivery routes as per the approved CTPMP Post Approval Form 05/02/25 re: Submission of Incident Notification Email 05/02/25 DPHI -Savills re: Acknowledgement of the submission of Incident Notification Complaints Register January 2025 Verify -in any response from DPHI777?	An incident was notified to DPHI on 05/02/25 following a resident's query on 30/01/25 about a truck responding to a spill on spoil using an unapproved route, contrary to the approved Construction Traffic and Pedestrian Management Plan (CTPMP). The issue was caused by a new driver independently using an incorrect route. Corrective actions included re-inducting all transport companies on the approved haulage routes, and the specific trucks involved were removed from the project.  An Incident Register covering the period from 09/12/24 to 23/05/25 was provided, showing two recorded minor injury incidents, both of which were addressed and closed.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Non-Compliance Notification										
A41	The Planning Secretary must be notified in writing to <a href="mailto:planning@planning.nsw.gov.au">planning@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance with the conditions of consent. The Certifying Authority must also notify the Planning Secretary in writing to <a href="mailto:planning@planning.nsw.gov.au">planning@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Interview with addressee 04/06/2025 BESIX Wapac Site Male incident register and corrective action register, current to 09/12/24 to 23/05/25 Incident Notification Details: 30/01/25 6:50am Caley Road re: using the incorrect approved delivery routes as per the approved CTPMP Post Approval Form 05/02/25 re: Submission of Incident Notification Email 05/02/25 DPHI -Savills re: Acknowledgement of the submission of Incident Notification	Refer A39/A40. A non-compliance with implementation the CTPMP was notified as an incident.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
A42	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be undertaken to address the non-compliance.	Interview with addressee 04/06/2025 BESIX Wapac Site Male incident register and corrective action register, 09/12/24 to 23/05/25 Incident Notification Details: 30/01/25 6:50am Caley Road re: using the incorrect approved delivery routes as per the approved CTPMP Post Approval Form 05/02/25 re: Submission of Incident Notification Email 05/02/25 DPHI -Savills re: Acknowledgement of the submission of Incident Notification	<b>Non-compliance.</b> This notification did not occur immediately. If instead was made 6 days after the event, in considering whether this delay constitutes a non-compliance, the Auditor is of the view that the event (truck travelling off route) does not meet the definition of an incident. The event should have been reported as a non-compliance under A41 and if it had been, A41 would have been complied with. A42 requires that the non-compliance notification identify the condition that was not complied with. Venues have identified the breach against the CTPMP, but did	Non-compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Filling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A43	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with addressee 04/06/2025 BESIX Waipac Site Make incident register and corrective action register, current to 09/12/24 to 23/09/25 Incident Notification Details: 30/01/25 6:50am Oatley Road re: using the incorrect approved delivery routes as per the approved CTPMP Post Approval Form 05/02/25 re: Submission of Incident Notification Email 05/02/25 DPHI - Saillie re: Acknowledgement of the submission of Incident Notification	Refer 439/A43. A non-compliance with implementation the CTPMP was notified as an incident.	Not Triggered	During Construction	X	X	X	X	Noted.
<b>Independent Environmental Audit</b>										
A44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter 11/08/2023 DPE-VNSW re: Approval of Independent Auditors / Agreement to Independent Auditor Interview with addressee 04/06/2025 LAPAR 2020 MOD-7 Precinct Village & Carpark, 18/07/2022 Independent Audit Program, WolfPeak, 04/03/2020	WolfPeak were approved as the independent auditors to conduct the first Independent Audit for PV&C.  Refer to Operational Audit Report for details on audits on the Stadium and related infrastructure. An Independent Audit Program was prepared on 04/03/2020 which covers the construction of Sydney Football Stadium but does not cover the construction of PV&C. PV&C project was approved under MOD 7 on 18/07/2022 under the same SSD 9835. The auditees noted that LAPAR 2020 will apply to PV&C project which do not require an Independent Audit Program. On 10/06/20 the Department advised that Projects could voluntarily elect to adopt the 2020 Post Approval Requirement documents in place of the 2018 versions.	Compliant	Prior to PV&C CC#1	X	X	X	X	Noted.
A45	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018 or as amended), must be submitted to the Planning Secretary and the Certifying Authority.	Interview with addressee 04/06/2025 LAPAR 2020 MOD-7 Precinct Village & Carpark, 18/07/2022 Independent Audit Program, WolfPeak, 04/03/2020	Refer A47 regarding completion of the first PV&C audit. On 15/02/2024, VNSW requested an extension of the timeframe for undertaking the second independent audit for the construction of SFS PV&C Stage 2 from the Department. This request was made due to the delayed appointment of a contractor for the remaining works on the project. The Department approved the extension of the Independent Audit timing on 23/02/2024. This audit has been conducted in accordance with the revised timeframe.	Not Triggered	Prior to PV&C CC#1	X	X	X	X	Noted.
A46	Table 1 of the Independent Audit Post Approval Requirements (Department 2018 or as amended), is amended so that the frequency of audits required is: (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; (b) subsequent Independent Audits of construction must be undertaken at six-month intervals from the date of the initial construction Independent Audit; (c) an Independent Audit must be undertaken eight weeks prior to commencement of operation; and (d) operational Independent Audits must be undertaken at intervals no greater than three years.	LAPAR 2020 Letter 15/02/2024 VNSW-DPHI re: request for time extension undertaking the 2 <sup>nd</sup> independent audit for the construction of SFS PV&C Stage 2 Letter DPHI to Venues NSW 23/02/24 (extension request for audit approval)	Refer A47 regarding completion of the first PV&C audit. On 15/02/2024, VNSW requested an extension of the timeframe for undertaking the second independent audit for the construction of SFS PV&C Stage 2 from the Department. This request was made due to the delayed appointment of a contractor for the remaining works on the project. The Department approved the extension of the Independent Audit timing on 23/02/2024. This audit has been conducted in accordance with the revised timeframe.	Compliant	During Construction	X	X	X	X	Independent auditing would be undertaken throughout construction as per the frequencies in the independent audit program.
A47	All Independent Audits are to be submitted to the Planning Secretary and the Certifying Authority within three weeks following the Independent Audit.	Interview with addressee 04/06/2025 Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev 2, 19/07/24 by WP Letter 20/08/24 VNSW-DPHI re: Submission of IA2 report and response to findings Email 5/08/2024 VNSW to Certifier re: Submission of IA2 report to Certifier Independent Audit Report No. 3 (IA3) SFS PV&C Stage 2 Rev 2, 22/07/25 by WP Post Approval Submission 31/01/25 re: submission of IA3 Letter 28/02/25 DPHI-VNSW re: DPHI response to IA3 BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BMA-C	Independent Audit No. 2 for SFS PV&C Stage 2 covering the early works under BESIX Waipac have been completed, review and responded to by Venues, submitted to the Certifier and to the Department. The Department has not raised any issues with the Audit Report or response. The third Independent Audit for SFS PV&C Stage 2, Rev 2, dated 22/07/25 and prepared by WolfPeak was submitted to DPHI on 31/01/25 within the required timeframe under this condition. Independent Audit 3 (IA3) was referenced in Construction Certificate 2 (CC2) issued by the Certifier, confirming its submission as required under this condition. In his letter dated 28/02/25, DPHI noted that IA3 generally satisfies the reporting requirements of the	Compliant	During Construction	X	X	X	X	Noted.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A48	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the Applicant of the date upon which the audit must be commenced.	IAPAR 2020 Letter 15/02/2024 VNSW-DPHI re: request for time extension underpinning the 2 <sup>nd</sup> independent audit for the construction of SFS PV&C Stage 2 Letter DPHI to Venues NSW/23/02/24 (extension request for audit approval)	Consent and the NSW Planning Independent Audit Post Approval Requirements (2020). On 15/02/2024, VNSW requested an extension of the timeframe for undertaking the second independent audit for the construction of SFS PV&C Stage 2 from the Department. This request was made due to the delayed appointment of a contractor for the remaining works on the project. The Department approved the extension of the Independent Audit timing on 23/02/2024. This audit has been conducted in accordance with the revised timeframe.	Compliant	During Construction	X	X	X	X	Noted.
A49	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition A46 of this consent, and (b) the Independent Audit Post Approval Requirements (Department 2018 or as amended).	IAPAR 2020 Independent Audit Program, WolfPeak, 04/03/2020 – verify with Des if this still applicable to current audit Independent Audit Report No. 3 (IA3) SFS PV&C Stage 2 Rev. 2 22/01/25 by W/P Letter 31/01/25 VNSW-DPHI re: submission of IA3 and response. Post Approval Submission 31/01/25 re: submission of IA3 and response Letter 28/02/25 DPHI-VNSW re: DPHI response to IA3 BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+G This audit report	This audit has been conducted in accordance with IAPAR 2020 which do not require an Independent Audit Program. On 11/08/23 the Department advised that Projects must be prepared, undertaken and finalised with the Independent Audit Post Approval Requirements 2020.	Compliant	During Construction	X	X	X	X	Noted.
A50	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition A46 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available sixty days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Interview with auditees 04/09/2025 Independent Audit Report No. 3 (IA3) SFS PV&C Stage 2 Rev. 2 22/01/25 by W/P Letter 31/01/25 VNSW-DPHI re: submission of IA3 and response. Post Approval Submission 31/01/25 re: submission of IA3 and response Letter 28/02/25 DPHI-VNSW re: DPHI response to IA3 BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+G Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev. 2, 15/07/24 by W/P Letter 20/08/2024 VNSW-DPHI re: submission of IA2 and response to DPHI Post Approval Submission 5/08/2024 (DPHI portal) submission of IA2 report Email 5/08/2024 VNSW to Certifier re: Submission of IA2 report to Certifier Letter DPHI to Venues 05/08/24 (DPHI comments on findings from IA1). Letter DPHI to Venues 16/08/24 (warning letter regarding timing of approval of updated CCS) and Letter DPHI to Venues 05/11/24 (DPHI noting the status of a previous finding identified in IA1). <a href="https://www.nooriparkpredevillage.com/documents">https://www.nooriparkpredevillage.com/documents</a>	The third Independent Audit for SFS PV&C Stage 2, Rev 2, dated 22/01/25 and prepared by WolfPeak was submitted to DPHI on 31/01/25, within the required timeframe under this condition. Independent Audit 3 (IA3) was referenced in Construction Certificate 2 (CC2) issued by the Certifier, confirming its submission to the Certifier as required under this condition. In its letter dated 28/02/25, DPHI noted that IA3 generally satisfies the reporting requirements of the Consent and the NSW Planning Independent Audit Post Approval Requirements (2020).	Compliant	During Construction	X	X	X	X	Noted.
A51	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment report of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
Compliance Reporting											
A52	Compliance Reports must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended).	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPH post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments).	A Compliance Monitoring and Reporting Program, and PCCR, BESIX, 08/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments). The document generally complies with the CRP&R.	Compliant	During Construction	X	X	X	X		2020 PAR requires intent for construction compliance reporting. Compliance report to be updated to reflect.
A53	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), is amended so that the frequency of Compliance Reporting required is: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified commencement date of construction; and b) a Pre-Operation Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified date of commencement of operation.	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPH post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments). Post Approval (DPH) portal, 10/04/25 re: submission of notice of commencement SFS PV&C CC2 Email 17/06/25 DPH/VNSW re: Acknowledgement for submission of notification of CC2 under B2	A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department (and made publicly available on the website). The document generally complies with the CRP&R.	Compliant	Prior to PV&C CC#1	X	X	X	X		Compliance program updated to reflect 2020 guidelines.
A54	The Applicant must make each Compliance Report publicly available sixty days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPH post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments). <a href="https://www.vic.gov.au/transport-and-infrastructure/documents/policies">https://www.vic.gov.au/transport-and-infrastructure/documents/policies</a> Letter 13/06/24 VNSW-DPHI re: Notification of CMRP has been uploaded to the project website (under A54) Email 13/06/24 DPH/VNSW re: Notification PVC CMRP publication DPHI acknowledgement (under A54) Email 17/06/24 DPH/VNSW re: Acknowledge receipt of the A54 - PVC CMRP P publicly available - DPHI no comment on the document Aconex Correspondence 17/06/24 VNSW-Certifier re: Notification PVC CMRP publication to Certifier	A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department on 23/05/2024 (and made publicly available on the website). The document generally complies with the CRP&R. Notification of the CMRP publication on the project website was sent to DPHI on 13/06/24 and to the Certifier on 17/06/24. This was undertaken within the required timeframe set under this condition.	Compliant	During Construction	X	X	X	X		The reports will be made available as per the requirements of this condition.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structures, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Revision of Strategies, Plans and Programs										
A55	<p>Within three months of:</p> <ol style="list-style-type: none"> <li>the submission of the compliance reports under condition A52; or</li> <li>the submission of an incident report under condition A39; or</li> <li>the submission of an Independent Audit under condition A45; or</li> <li>the approval of any modifications to the development consent; or</li> <li>the issue of a direction of the Planning Secretary under condition A3 which requires a review.</li> </ol> <p>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.</p> <p>Following any review, if it is necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and / or Certifying Authority (write relevant). Where revisions are required, the revised document approval and / or nomination (where relevant) within six weeks of the review.</p>	<p>Compliance Monitoring and Reporting Program and PCR, BESK, 09/05/24</p> <p>DPH post approval portal lodgement: 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPH1 acknowledgement of receipt with no comments).</p> <p>Independent Audit Report No. 3 (IA2) SFS PV&amp;C Stage 2 Rev 2 22/01/25 by WP</p> <p>Staging Report 10/04/25 by Besix Waipac</p> <p>Letter 21/05/25 PV&amp;C-CPH re: Staging Report DPH1 approval</p> <p>Letter 31/01/25 VNSW-VNSW re: submission of IA3 and response.</p> <p>Past Approval Submission 31/01/25 re: submission of IA3 and response</p> <p>Letter 28/02/25 DPH-VNSW re: DPH1 response to IA3 BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BW+G</p> <p>Modification 10 (MOD-10) - Redesign of Precinct Village and Carpark, 17/03/2025</p> <p>CEMP Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10)</p> <p>CSWMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CWMP Rev 4, 13/02/25 by Besix (Include Waste Contractor)</p> <p>CAQMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CEMSP Rev 4, 22/04/25 (Updated as per SSD Compliance and Revised MOD)</p> <p>CNWSMP Rev 4, 12/05/25 by Pulse While Acoustic</p> <p>Post Approval Form 30/04/25 re: submission of CEMP Email 1/05/25 DPH-VNSW re: Acknowledgement on the submission of CEMP and sub plans (Condition B22, B24, B25, B26, and B27)</p> <p>Email 1/05/25 Savills-Council (CoS) re: submission of CEMP and sub plans</p> <p>Correspondence 1/05/25 Savills-Certifier re: Submission of updated CEMP and sub plans to the Certifier</p> <p>Post Approval (DPH1 portal) 10/04/25 re: updating approved plans/strategies under A55</p> <p>Email 17/04/25 DPH-VNSW re: Acknowledgement for submission of approved plans/strategies under A55</p>	<ol style="list-style-type: none"> <li>A Compliance Monitoring and Reporting Program and PCR, BESK reported by Besix prior to construction and added to the Department (and made publicly available on the website). The document generally complies with the CRPAR.</li> <li>No reported incidents</li> <li>IA3 report was submitted in accordance A45</li> <li>Modification 10 was approved by the DPH1 on 17/03/25</li> <li>No direction received from the Planning Secretary</li> </ol> <p>The third Independent Audit for SFS PV&amp;C Stage 2, Rev 2, dated 22/01/25 and prepared by Wolfpeak, was submitted to DPH1 on 31/01/25, within the required timeframe under this condition.</p> <p>Independent Audit 3 (IA3) was referenced in Construction Certificate 2 (CC2) issued by the Certifier, confirming IA3 submission to the Certifier. Staging Report was updated on 10/04/25 by VNSW and approved by DPH1 on 21/05/25.</p> <p>The CEMP and sub-plans were updated in relation to the redesign of the PV&amp;C to partially retain part of the Busby's Bone Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPH1 on 30/04/25 to Council on 1/05/25 and to the Certifier on 01/05/25.</p>	Compliant	During Construction	X	X	X	X	Where updates to development are required, it would be undertaken as per the requirements of this condition.
Stadium Members Facilities Hours of Operation										
A56	<p>The operation of the Stadium Members Facilities is limited to the following hours:</p> <ol style="list-style-type: none"> <li>5:30am and 11:30pm Monday to Friday;</li> <li>6:00am and 11:30pm on Saturdays; and</li> <li>7am and 11pm on Sundays.</li> </ol>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgement receipt of submission of the Staging Report</p> <p>Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities.
Stadium Operations										
A57	<p>Notwithstanding any other condition in this consent, operators of the stadium can commence independently of the Precinct Village and multi-level carpark, subject to the Certifying Authority being satisfied that all</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	relevant conditions relating to the stadium have been met as per the approved Staging Report.	DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report								activities construction activities.
<b>PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>										
Notification of Commencement										
B1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of any work and operation at least 48 hours before those dates.	Interview with auditees 04/06/2025 Letter 09/05/24 VNSW-DPHI re: Notification of Commencement – Precinct Village and Car Park, to commence on 06/05/24 for site establishment) BESIX Wapac contractor Post Approval (DPH portal) re: submission of notice of commencement SFS PV&C Email 9/05/24 DPHI-VNSW re: acknowledgement receipt of notice of commencement SFS PV&C	A notification of the work commencement for the SFS PV&C project was prepared by VNSW under BESIX Wapac as the appointed principal contractor. The site establishment will commence on 06/05/2024. Works were scheduled to commence on 11/06/2024. The notification was submitted to the Department on 09/05/2024.	Compliant	Prior to PV&C CC#1	X				Requirement would be met as part of PV&C – CC1
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage of the date of commencement and the development to be carried out in that stage.	Interview with auditees 04/06/2025 Letter 09/05/24 VNSW-DPHI re: Notification of Commencement – Precinct Village and Car Park, to commence on 06/05/24 for site establishment) BESIX Wapac contractor Post Approval (DPH portal) re: submission of notice of commencement SFS PV&C Email 9/05/24 DPHI-VNSW re: acknowledgement receipt of notice of commencement SFS PV&C Post Approval (DPH portal) 10/04/25 re: submission of notice of commencement SFS PV&C CC2 Email 17/04/25 DPHI-VNSW re: Acknowledgement for submission of notification of CC2 under B2	A notification of the work commencement for the SFS PV&C project was prepared by VNSW under BESIX Wapac as the appointed principal contractor. The site establishment will commence on 06/05/2024. Works were scheduled to commence on 11/06/2024. The notification was submitted to the Department on 09/05/2024. Notification of commencement for CC2 was submitted to DPHI on 10/04/25.	Compliant	Prior to PV&C CC#1	X	X	X	X	Requirement would be met as part of PV&C – CC1 to CC4
Certified Drawings										
B3	Prior to the commencement of the relevant construction stage, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Site inspection 04/06/2025 Certificate of Design – Civil (CC1: West carpark excavation and piling/striking to level B3 and East carpark foundation piles and civil on-grade) 21/09/24 issued by Aurecon Certificate of Design – Structural (CC1: West carpark excavation and piling/striking to level B3 and East carpark foundation piles and civil on-grade) 5/07/24 issued by Aurecon – with structural drawings: - PVC-AUR-04-DR-ST101XX00 Rev B, 24/6/24 - PVC-AUR-04-DR-ST102XX00 - PVC-AUR-04-DR-ST102Z01 - PVC-AUR-04-DR-ST102Z02 - PVC-AUR-04-DR-ST102Z03 - PVC-AUR-04-DR-ST102Z04 Correspondence 5/07/24 BESIX to Certifier re: submission requirements under Condition B3 BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G Correspondence 07/02/25 BESIX to Certifier status of items (including B7 structural pack) BCA Crown Certificate (CC2) CRO-25019, 18/03/25	Certificate of Design for Civil and Structural issued by Aurecon Group were listed in CC1 and CC2 issued by the Certifier. Wolfpeak considers that it is the role of the Certifier or their authority/ agent to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	Compliant	Prior to PV&C CC#1	X	X	X	X	Requirement would be met as part of PV&C – CC1 to CC4

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B4	External Walls and Cladding Prior to the commencement of external cladding of the stadium, the Applicant must submit the Cladding Audit Report to the Certifying Authority. The report must include the details of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/03/24 by BESIX W&Pac	As per Staging Report under SSD 9835 MOD-9, this requirement has not yet triggered during the audit period. It will be covered under CC#3 & CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	Requirement fulfilled as part of PV&C - CC3 to CC4.
B5	Protection of Public Infrastructure Prior to the commencement of any works, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, footpaths and any buildings); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Dial Before You Dig – AARNet Dilapidation Report, 21/03/24, AARNET Dial Before You Dig – Ausgrid Dilapidation Report, 21/06/24, Ausgrid Dial Before You Dig - City of Sydney Dilapidation Report, 21/02/24, City of Sydney Dial Before You Dig – Iamena Gas Dilapidation Report, 22/02/24, Iamena Gas Dilapidation Survey Report 3-4/06/24, James Townsland Dilapidation Surveys P/L (include Rugby League Central Facades, common areas, lift lobbies, offices, museum, toilets, kitchens, stairwells, basement plant rooms, carpark, entry ramp roof plant room) Dilapidation Survey Report 5/06/24, James Townsland Dilapidation Surveys P/L (include Moore Park Road Moore Park Road surface, kerb, gutter, footpath & assets from Driver Avenue to Oatley Street Paddington, Driver Avenue Moore Park Road surface, kerb, gutter, footpath & assets from Moore Park Road to SFS south ticket box Kippax Lake Moore Park) Dilapidation Survey Report 5-7/06/24, James Townsland Dilapidation Surveys P/L (include Rugby AU/UTS Facades, internal floors, common areas, lift lobbies, toilets, kitchens, stairwells, basement carpark) Dilapidation Survey Report 7/06/24, James Townsland Dilapidation Surveys P/L (include Sydney Football Stadium Facades, common areas, lift lobbies, toilets, kitchens, stairwells, basement plant rooms, carparking driveway, grounds keeper store, press centre, podium & west entry ramp, Sporting Club of Sydney entry foyer, main corridor from reception to the restaurant, shop front & legade) Email 19/06/24 DP&H-VNSW re: acknowledgement email for submission of dilapidation reports to DP&H Email 19/06/24 Savills- NSW Heritage Division re: submission of dilapidation reports to NSW Heritage Div Correspondence 20/06/24 BESIX W&Pac-BMIG re: submission of dilapidation reports to Certifier Email 20/06/24 Savills-City of Sydney re: submission of dilapidation reports to Council	The auditors undertook consultation with relevant service providers likely to be affected by the development. Four Dilapidation Reports were prepared by James Townsland Dilapidation Surveys P/L for the project, covering all public infrastructure in the vicinity of the project site. Submission requirements to DP&H, the Certifier, and the Council were undertaken as evidenced by the sighted email/correspondence.	Compliant	Prior to PV&C CC#1	X	X	X	X	As relevant to the proposed scope under each stage.
B6	Pre-Construction Dilapidation Report Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, NSW Heritage and the Certifying Authority. The report must provide an accurate record of the existing condition of: a) adjoining private properties; b) the surrounding heritage items; c) Council assets (where relevant) that could be impacted by the proposed works; and d) infrastructure located within Moore Park East (between the western boundary of the site and Kippax Lake) including but not limited to Driver Avenue, existing footpaths, lights, street furniture etc.	Dilapidation Survey Report, 3-4/06/24, James Townsland Dilapidation Surveys P/L (include Rugby League Central Facades, common areas, lift lobbies, offices, museum, toilets, kitchens, stairwells, basement plant rooms, carpark, entry ramp roof plant room) Dilapidation Survey Report 5/06/24, James Townsland Dilapidation Surveys P/L (include Moore Park Road Moore Park Road surface, kerb, gutter, footpath & assets from Driver Avenue to Oatley Street Paddington, Driver Avenue Moore Park Road surface, kerb, gutter, footpath & assets from Moore Park Road to SFS south ticket box Kippax Lake Moore Park)	Prior to the commencement of construction, four Dilapidation Reports were prepared by James Townsland Dilapidation Surveys P/L for the project, covering adjoining private properties, surrounding heritage items, Council assets and infrastructure within Moore Park East. Submission requirements of the report to DP&H, Council, NSW Heritage Division and the Certifying Authority were sighted.	Compliant	Prior to PV&C CC#1	X				Completed prior to Construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report							
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/ab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)		
		<p>Disapitation Survey Report 5/7/06/24 James Townsend Disapitation Surveys P/L (include Rugby AU/UTS Facades, internal floors, common areas, lift lobbies, toilets, kitchens, stairwells, basement carpark)</p> <p>Disapitation Survey Report 7/06/24, James Townsend Disapitation Surveys P/L (include Sydney Football Stadium Facades, common areas, lift lobbies, toilets, stairs, stairwells, internal floors, common areas, parking driveway, stairwells, locker store, press centre, podium &amp; west entry ramp, Sporting Club of Sydney entry foyer, main corridor from reception to the restaurant, shop front &amp; facade)</p> <p>Email 19/06/24 DPH-VNSW re: acknowledgement email for submission of diapitation reports to DPH</p> <p>Email 19/06/24 Sawills - NSW Heritage Division re: submission of diapitation reports to NSW Heritage Div</p> <p>Correspondence 20/06/24 BESIX Waipac-BMG re: submission of diapitation reports to Certifier</p> <p>Email 20/06/24 Sawills-City of Sydney re: submission of diapitation reports to Council</p>										
<b>Detailed Design Plans</b>												
B7	<p>Prior to the commencement of construction of the stadium structure above the concourse level, detailed design plans must be submitted to the Certifying Authority for approval. The design plans must:</p> <p>a) demonstrate compliance with the relevant provisions of National Construction Code (NCC) and BCA, including (but not limited to):</p> <p>(i) all required wheelchair seating (numbers and distribution) within the seating bowls of the stadium (complying with Disability Discrimination Act Premises Standards 2010 in addition to NCC);</p> <p>(ii) accessibility to the various levels;</p> <p>(iii) accessible sanitary facilities;</p> <p>(iv) female toilet provisions; and</p> <p>(v) adult toilet facilities and adult change rooms;</p> <p>b) compliance of all accessible facilities with the recommendations of DDA Compliance Statement – Performance Solutions Stage 2 prepared by Before Compliance dated 23 September 2019 and the addendum <b>DDA Compliance Statement – Performance Solutions DA Members Club Modification Phase prepared by Before Compliance dated 14 July 2020 (MOD2)</b> and in accordance with the BCA, Australian Standards and Disability Standards (as updated from time to time);</p> <p>c) be supported by a statement from a suitably qualified independent consultant confirming compliance with the requirements of B7(a) and B7(b);</p> <p>d) include operational waste storage areas within the site including (but not limited to) provisions for:</p> <p>(i) separation and storage, in appropriate categories, of material suitable for recycling;</p> <p>(ii) separate storage and collection of organic/food waste;</p> <p>(iii) covered and bunded waste storage areas; and</p> <p>(iv) cleaning (such as a tap) and adequate drainage of the waste storage areas;</p> <p><del>e) demonstrate compliance with the requirements of the BCA, Australian Standards (MOD-4)</del></p>	<p>Site inspection and interview with 04/06/2025 Architectural Plans 14/08/2024 by Cox Architects</p> <p>Structural Plans 27/09/24 by Aurecon Group</p> <p>Civil Plans, 21/06/24 by Aurecon Group</p> <p>Structural Design Statement, 5/07/24 by Aurecon Group</p> <p>Civil Design Statement, 21/06/24 by Aurecon Group</p> <p>BCA Crown Certificate (CC1) CR0-24045, 8/07/2024 issued by BW+G</p>	<p>Structural plans, civil plans, Structural Design Statement and Civil Design Statement prepared by Aurecon Group were listed in the CC1 and CC2 issued by the Certifier.</p> <p>Wolfpeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p> <p>Observation from previous audit: In response to the discovery of Busby's Bore, ongoing heritage investigations and monitoring are being conducted, with a potential amendment to the car park design under consideration to account for the heritage significance of the find.</p> <p>Recommendation from previous audit: Ensure that any potential design revisions are developed in accordance with the requirements outlined under this condition to maintain compliance and appropriately address the heritage significance of Busby's Bore</p> <p>Mod 10 was prepared and approved in order to account for design changes working with/around Busby's Bore.</p>	Compliant		Prior to PV&C CC#1	X	X	X	X		<p>Relevant documentation to be prepared and submitted to Certifying Authority for each step of the PV&amp;C MOD per the approved Staging Report.</p>
B8	<p>Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must provide evidence to the satisfaction of the Planning Secretary to demonstrate that:</p> <p>a) a desktop aero-acoustic noise (wind generated noise) assessment has been conducted to inform the final detailed design of the stadium and / or the public domain areas (if applicable). This assessment must have a focus on the wind-noise induced mechanisms listed in Section 4.3.5 of the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and must identify and demonstrate that potential impacts at nearby sensitive receptors are acceptable.</p>	<p>Staging Report SFS PV&amp;C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Waipac</p>	<p>As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period <b>will be cover under CC#3 &amp; CC#4.</b></p>	Not Triggered		Prior to PV&C CC#3			X	X		<p>Requirement would be met as part of PV&amp;C – CC3 to CC4.</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>b) The recommendations in the in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019, in relation to aero-acoustic noise (wind-generated noise), as updated by B8(a) (if any) have been incorporated into the design and / or alternative design measures have been proposed to reduce wind generated noise from the stadium structure and / or the public domain areas within the site;</p> <p>c) the Design Integrity Assessment (DIA) Report has been updated reflecting any amendments to the design Plans to comply with condition B7 or B8(a) and endorsed by the members of the DIA panel; and</p> <p>d) surveys have been undertaken to obtain the detailed design levels at the south-eastern corner of the site outside the stadium) and the existing natural ground / finished floor levels (where relevant) of the immediately adjoining site to demonstrate that a future connection between the site and the adjoining property to the east / south-east is feasible.</p> <p>Note: detailed design of the connection itself is not required.</p>									
<b>Public Art Plan</b>										
B9	<p>Prior to the commencement of the public domain construction, the Applicant must establish a Public Art Panel comprising nominated members from:</p> <p>a) Infrastructure NSW;</p> <p>b) SOSCOT including Sports Partners and Member representation;</p> <p>c) <del>Cantonment Park and Moore Park Trust</del>; Greater Sydney Parklands</p> <p>d) The relevant design team involved with the public art; and</p> <p>e) City of Sydney Council's Public Art Advisory Panel.</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW/ DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Complete	N/A	N/A	N/A	N/A	Not Applicable to PV&C.
B10	<p>The Applicant must prepare a final Public Art Plan in consultation with Council's Public Art Unit including (but not limited to):</p> <p>a) evidence of consultation with the established Public Art Panel members at key milestones in the preparation of the Plan;</p> <p>b) evidence of involvement of Indigenous artists in the process of preparation of the Plan;</p> <p>c) proposed method of procuring artists (whether invited or open to expressions of interest);</p> <p>d) proposed methods of integration of the public art concepts developed by the selected artists with the public domain;</p> <p>e) proposed elements that demonstrate compliance with the "Public Art Strategy" (Section 7.4) of the Sydney Football Stadium Urban Design Guidelines prepared by S/B and dated 6 June 2018 (being part of SSD-9249);</p> <p>f) compliance with the criteria established in the Landscape and Public Domain Report (Rev 12) Appendix A - Art Strategy prepared by Aspect Studios dated 12/06/2019;</p> <p>g) interpretation of the key principles of section 4.5 of the Heritage Interpretation Strategy prepared by Curro Projects dated May 2019, where relevant to public art;</p> <p>h) integration of the four existing sculptures within the site with the new public realm in accordance with section 4.26 of the Heritage Interpretation Strategy prepared by Curro Projects dated May 2019; and</p> <p>i) interpretation of the history of Busby's Bore and Sydney's historic reliance on this water supply.</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW/ DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Complete	N/A	N/A	N/A	Not Applicable to PV&C.	
B11	<p>The final Public Art Plan must be submitted to the Planning Secretary for approval prior to the commencement of construction of the public domain areas within the site.</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW/ DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW/ re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Complete	N/A	N/A	N/A	Not Applicable to PV&C.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B12	<p>A final Public domain plan must be submitted to the Planning Secretary for approval. Public art to be commissioned or construction of the public domain areas within the site. The public domain plan must include:</p> <ul style="list-style-type: none"> <li>(a) the details of works on the public domain areas within the site;</li> <li>(b) the details of works within the external public domain areas, as defined in this consent, including any public infrastructure works proposed;</li> <li>(c) the detailed landscape plans (both for the stadium and its associated public domain area within the site and the external public domain, if applicable) including gradients, levels, set-out, paving, stairs, walls, lighting, wayfinding signage location, locations and species of 120 trees and any other applicable details (nothing that in the event that native species identified on planting schedule LS03XX01 and LS02XX00 (as referenced in condition A2) are not able to be sourced at the time of installation, any replacement vegetation is to be Australian native species with emphasis on species that are endemic) (MOD-2);</li> <li>(d) hard and soft landscaping details;</li> <li>(e) detailed planting plan including details of individual tree pits being designed as a continuous terran to increase the available soil volume, where trees are groups or in rows;</li> <li>(f) details of proposed planters, whether at grade or on slab;</li> <li>(g) details of all furniture and fixtures;</li> <li>(h) landscape specification, schedules and maintenance plans;</li> <li>(i) detailed design of the proposed community recreation space at the north-eastern corner of the site;</li> <li>(j) details of public art as per the final Public Art Plan;</li> <li>(k) details of the security measures (such as security / boom gates) within the public domain in the non-event days; and</li> <li>(l) integration of proposed passive irrigation techniques and rainwater reuse measures in the public domain area.</li> <li>(m) the detailed landscape plans (both for the public domain within the Precinct Village and multi-level carpark development site and the external public domain, if applicable) including gradients, levels, set-out, paving, stairs, walls, lighting, wayfinding signage location, locations and species of the 110 replacement trees and any other applicable details (nothing that in the event that native species identified on planting schedule LA-S01, LA-S02 and LA-S03 – Rev. 1 has been identified in condition A2) are not able to be sourced at the time of installation, any replacement vegetation is to be Australian native species with emphasis on species that are endemic) (MOD-1); and</li> <li>(n) details demonstrating that the Precinct Village children's playground has been designed to comply with the NSW Everyone Can Play guideline (or any subsequent replacement guideline); and</li> <li>(o) details demonstrating elements from the Heritage Interpretation Plan under condition B46 have been incorporated into the Public Domain Plan.</li> </ul>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/23 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period. It will be covered under CCM.	Not Triggered	Prior to PV&C CC#4				X	
B12A	<p>The Applicant must not commence any works until a copy of the approved Public Domain Plan is submitted to Heritage NSW for information.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/23 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period. It will be covered under CCM.	Not Triggered					X	
B13	<p>Prior to the commencement of any footpath or external public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the external public domain design and treatment meets the requirements of Council.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/23 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period. It will be covered under CCM.	Not Triggered	Prior to PV&C CC#4				X	
B14	<p>The Applicant must submit a Statement of Site-Audit-Statement for the site prepared by an EPA-registered site auditor to the Council for information and consent under SSD-0240 in relation to soil contamination. A copy of this statement must be provided to Council for information (MOD-1)</p>	Modification 1, 03/04/20	Removed	Removed						

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B145	The Applicant must submit a Section A Site Audit Statement for the site prepared by an EPA-registered Site Auditor, verifying that all parts of the site are suitable for the proposed development prior to the commencement of any construction of the development and that the site is suitable for the proposed development. The Site Audit Statement must be provided to the Planning Secretary, EPA and Council for information. (MOD-1)	Modification 1_03/04/20	Removed	Removed						
Community Consultative Committee										
B16	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines. State Significant Projects (as in Force 2016). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of the construction on the site. <b>Notes:</b> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.	Interview with auditors 04/06/2025 Letter 28/09/22 VNSW-DPE re: refresh of CCC membership and new sets of independent chair, representatives and members Community Consultative Committee (CCC) for the Sydney Football Stadium 2023 – Draft Terms of Reference SFS CCC Meeting Minutes (available in project website): - SFSOC Meeting 5: 24/05/24 - SFSOC Meeting 6: 27/09/24 - SFSOC Meeting 7: 1/11/24 - SFSOC Meeting 8: 7/02/25	A request letter for the refresh/re-activation of the Community Consultative Committee (CCC) was provided to the Department on 28/09/2022 for the operational phase of the stadium and construction of the Precinct Village and multi-level carpark. No feedback has been received from the Department. The CCC continues to meet, and the minutes do not identify any issues associated with construction of the PV&C. The most recent meeting was held on 07/02/25 with minutes posted on the Venues NSW website. <a href="https://www.nsw.gov.au/venues-newsw/consultative-committee-meeting">https://www.nsw.gov.au/venues-newsw/consultative-committee-meeting</a>	Compliant	Prior to PV&C CC#1	X	X	X	X	
B17	At the completion of construction of the stadium, the SCOSGT (on behalf of the Applicant) may be permitted to refresh the membership of the CCC for the operational phase of the stadium and construction of the Precinct Village and multi-level carpark. The CCC is to be in operation for at least 12 months from the commencement of operation of the final state of occupation including the Precinct Village and multi-level carpark. The membership and terms of reference for any revised CCC are to be provided to the Planning Secretary prior to being implemented.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10_10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not applicable for SFS PV&C Stage 2.	Not Triggered	Operations					
B18	Notwithstanding condition B16 and B17, the Planning Secretary may agree in writing to allow the continuation of Community Consultative Committee (CCC) established pursuant to development consent SSD-9249 to exercise its functions in accordance with the Department's Community Consultative Committee Guidelines. State Significant Projects (as in Force 2016) for the duration of construction and for at least one year following the completion of construction including the Precinct Village and multi-level carpark, or until the submission of the second Post-Occupation Compliance Report required by this development consent.	Interview with auditors 04/06/2025 Letter 28/09/22 VNSW-DPE re: refresh of CCC membership and new sets of independent chair, representatives and members Community Consultative Committee (CCC) for the Sydney Football Stadium 2023 – Draft Terms of Reference SFS CCC Meeting Minutes (available in project website): - SFSOC Meeting 5: 24/05/24 - SFSOC Meeting 6: 27/09/24 - SFSOC Meeting 7: 1/11/24 - SFSOC Meeting 8: 7/02/25	A request letter for the refresh/re-activation of the Community Consultative Committee (CCC) was provided to the Department on 28/09/2022 for the operational phase of the stadium and construction of the Precinct Village and multi-level carpark. No feedback has been received from the Department. The CCC continues to meet, and the minutes do not identify any issues associated with construction of the PV&C. The most recent meeting was held on 07/02/25 with minutes posted on the Venues NSW website. <a href="https://www.nsw.gov.au/venues-newsw/consultative-committee-meeting">https://www.nsw.gov.au/venues-newsw/consultative-committee-meeting</a>	Compliant	Prior to PV&C CC#1	X	X	X	X	
Community Communication Strategy										
B19	No later than two weeks before the commencement of any works, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The CCS must be approved by the Planning Secretary prior to the commencement of any works or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners / occupants, sensitive receivers and others directly impacted by the development) during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms:	Community Communications Strategy, Venues, 22/04/25 Letter DP#11 to venues, 29/05/24 (approval of the BESIX CCS) Letter DP#11 to Venues, 16/08/24 (warning letter regarding timing of approval of updated CCS)	The Community Communication Strategy (CCS) was updated for the PV&C and addressed the requirement under this condition. CCS includes: a) Section 3 b) Section 3 & 4 c) Section 4 d) Set out procedures and mechanism i. Section 5.1.1 ii. Section 5.3.14 and 5.2 iii. Section 5.2.3. The Department approved the revised CCS on 29/05/24 (prior to works). The CCS was revised following MOD10.	Compliant	Prior to PV&C CC#1	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(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.									

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B20	<p>Ecologically Sustainable Development (ESD)</p> <p>Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must:</p> <ol style="list-style-type: none"> <li>prepare a revised ESD report and associated design plans in consultation with the Planning Secretary including:               <ol style="list-style-type: none"> <li>details of the proposed ESD measures that would be incorporated into the final <b>stadium and Stadium Members Facilities</b> design and how these would achieve the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate;</li> </ol> </li> <li>details to demonstrate that the chosen ESD measures are consistent with those identified in the Environmentally Sustainable Design Strategy prepared by LCI dated 01/05/2019 and where applicable the <b>Sydney Football Stadium Precinct Village and Carpark Redevelopment prepared by LCI dated 07/09/2021</b>;</li> <li>details to demonstrate that a <b>separate 150kWp Photovoltaic system will be installed as part of the main stadium, separate from the members facilities, as referred to in Condition B20(viii) and the cost of this stadium and any provisions for cleavage of the energy from solar panels to offset the night time peak usage</b></li> <li>a detailed Whole-of-Life Assessment to identify opportunities to reduce the carbon emissions across the life of the project including the materially recommendations in accordance with Appendix B of the Environmentally Sustainable Design Strategy prepared by LCI dated 01/05/2019;</li> <li>a Life Cycle Analysis that shows how climate, energy and water risks and opportunities have been identified and how the design of the stadium has incorporated these opportunities and / or mitigated risks;</li> <li>details of opportunities to use alternatives to standard concrete mixes that reduce carbon emissions associated with Portland cement, including opportunities for replacement of Portland cement with Geopolymer concrete for roadways and paths, or where the Portland cement content in concrete used is reduced by replacing it with supplementary cementitious materials;</li> <li>details to identify how the construction and operation of the project will incorporate the opportunities in condition B20(viii);</li> <li>details of the photovoltaic system that is to be installed for the <b>Stadium Members Facilities, retail pavilion and tennis clubhouse within the Precinct Village</b>; and</li> <li>details of the proposed ESD measures that would be incorporated into the final <b>Precinct Village and multi-level carpark design</b></li> <li>details of the electric vehicle parking systems to be fitted on a minimum of two per cent of the total spaces within the <b>multi-level carpark and continuation of the shared allocated carpark spaces within the precinct</b> and overall minimum 20 per cent of total spaces supporting electric vehicle parking systems; and</li> <li>details of energy efficient lighting measures and motion detectors to be incorporated within the <b>Precinct Village and multi-level carpark</b>.</li> </ol> <ol style="list-style-type: none"> <li>include a review of the proposed ESD measures by a suitably qualified consultant, and a statement certifying that the design is capable of incorporating the identified ESD measures and achieving the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate; and</li> <li>submit the revised ESD report, the design plans, the Planning Secretary's comments / advice and the review of the proposed ESD measures to the Certifying Authority for approval, prior to the construction of the stadium structure above the concourse level.</li> </ol>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/23 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, the requirements for this period will be covered under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Environmental Management Plan Requirements										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B21	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>a) detailed baseline data;</p> <p>b) details of:</p> <ol style="list-style-type: none"> <li>the relevant statutory requirements (including any relevant approval or licence);</li> <li>any relevant limits or performance measures and criteria; and</li> <li>the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ol> <p>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>d) a program to monitor and report on the:</p> <ol style="list-style-type: none"> <li>impacts and environmental performance of the development; and</li> <li>effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ol> <p>e) a contingency plan to manage any unanticipated impacts and their consequences and to ensure that ongoing impacts are reduced to levels below relevant impact assessment criteria as quickly as possible;</p> <p>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>g) a protocol for managing and reporting any:</p> <ol style="list-style-type: none"> <li>incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>complaint;</li> <li>failure to comply with statutory requirements; and</li> <li>a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ol> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unworkable for particular management plans.</p>	<p>CEMP Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10)</p> <p>CSWMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CWMP Rev 4, 13/02/25 by Besix (include Waste Contractor)</p> <p>CAQMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CSMSP Rev 4, 22/04/25 (Updated as per SSD Compliance and Revised MOD)</p> <p>CWVWSP Rev 4, 12/05/25 by Pulse White Acoustic Post Approval Form 30/04/25 re: submission of CEMP and sub plans</p> <p>Email 1/05/25 DPH-Savills re: Acknowledgement on the submission of CEMP and sub plans (Condition B22, B24, B25, B26, and B27)</p> <p>Email 1/05/25 Savills-Council (CoS) re: submission of CEMP and sub plans</p> <p>Correspondence 1/05/25 Savills-Certifier re: Submission of updated CEMP and sub plans to the Certifier</p>	<p>The CEMP and sub-plans were updated in relation to the redesign of the PV&amp;C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPH on 30/04/25 and to the Certifier on 01/05/25. Refer to CoC B24 – B32 regarding updates to the sub-plans.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The requirement is noted.
B22	<p>Prior to commencement of construction, the Applicant must prepare a <b>Construction Environmental Management Plan (CEMP)</b>. This CEMP is to include:</p> <ol style="list-style-type: none"> <li>recommendations and management measures in the Construction Management Plan prepared by Lendlease dated 31/05/2019 and any supplementary information and / or updated versions with additional measures submitted to the Planning Secretary;</li> <li>relevant mitigation measures listed in Appendix 3;</li> <li>details of: <ol style="list-style-type: none"> <li>hours of work, including details regarding event mode when events are taking place at the SCG;</li> <li>24-hour contact details for the site manager;</li> <li>procedures for encountering groundwater during construction works and measures to prevent groundwater contamination (particularly relating to the existing underground storage tanks);</li> <li>construction material storage;</li> <li>external construction lighting in compliance with AS 4282-1997</li> <li>Control of the obtrusive effects of outdoor lighting;</li> <li>community consultation and complaints handling;</li> </ol> </li> <li>the Project Arborist appointed for the construction phase of the development with appropriate qualifications;</li> <li>an updated Methodology Statement – Working Near Busby's Bore prepared by Atrata dated December 2024 <del>Heritage Statement dated September 2024</del>, specifically including the details of the proposed works in this development consent <b>and the recommendations of the Addendum Statement of Heritage Impact prepared by Atrata dated February 2025</b> <del>Heritage Impact Assessment prepared by Atrata dated October 2024</del> <del>and the Noise and Vibration</del></li> </ol>	<p>CEMP Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10)</p> <p>CSWMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CWMP Rev 4, 13/02/25 by Besix (include Waste Contractor)</p> <p>CAQMP Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)</p> <p>CSMSP Rev 4, 22/04/25 (Updated as per SSD Compliance and Revised MOD)</p> <p>CWVWSP Rev 4, 12/05/25 by Pulse White Acoustic Post Approval Form 30/04/25 re: submission of CEMP</p> <p>Email 1/05/25 DPH-Savills re: Acknowledgement on the submission of CEMP and sub plans (Condition B22, B24, B25, B26, and B27)</p> <p>Email 1/05/25 Savills-Council (CoS) re: submission of CEMP and sub plans</p> <p>Correspondence 1/05/25 Savills-Certifier re: Submission of updated CEMP and sub plans to the Certifier</p> <p>Updated Methodology Statement – Working Near Busby's Bore Rev 4, 28/02/25 by Atrata Heritage Services (following the discovery of tunnel)</p> <p>Letter 1/07/2024 Atrata-DPH re: Notification of Unexpected Find SFS PV&amp;C – uncovered old well/shaft DPH post approval lodgement, 01/07/24 (notification of unexpected find of Busby's Bore)</p>	<p>CEMP SFS PV&amp;C Stage 2 was updated to revision 5 dated 22/04/25 by BESIX Watpac and include:</p> <ol style="list-style-type: none"> <li>Throughout CEMP plan and subplans Details</li> <li>Section 3.6</li> <li>Section 3.7</li> <li>Appendix H</li> <li>Appendix K</li> <li>Section 7.14</li> <li>Section 7.4</li> <li>Appendix F</li> <li>Appendix E</li> <li>Section 7.15</li> <li>Section 7.15 f or hydrant location</li> <li>Section 3.6</li> <li>Section 3.6</li> <li>Section 7.16</li> <li>Appendix K</li> <li>Appendix H</li> <li>Appendix J</li> <li>Appendix I</li> <li>Appendix A</li> </ol>	Compliant	Prior to PV&C CC#1	X	X	X	X	The Construction Environmental Management Plan (CEMP) and all subplans have been updated and will be applicable for PV&C (CC1) and all subplans. Future updates of all plans will be required for PV&C CC2, CC3 and CC4.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B23	<p><b>Impact Assessment (Issue 2), prepared by Arup, dated 6 September 2021 for the Precinct Village and Multi-level Carpark Stages:</b></p> <ul style="list-style-type: none"> <li>g) details of the precaution measures in accordance with Clause E1.9 – Fire precautions during construction, of the National Construction Code 2019, Volume One, Building Code of Australia (NCC);</li> <li>h) details of location of the Booster Facilities for the fire hydrants (temporary or otherwise) adjacent to the vehicle entry to the construction site at Paddington Lane (unless otherwise agreed by Fire and Rescue NSW);</li> <li>i) details of management of construction works on the site to minimise or eliminate any adverse impacts on the operation of the public events within Moore Park precinct; <ul style="list-style-type: none"> <li>vi. details of management of construction works on the site during events at SCG; and</li> <li>vii. details of standard measures for undertaking works near Ausgrid cables on Diver Avenue and any notification requirements.</li> </ul> </li> <li>j) Construction Waste Management Sub-Plan (see condition B24);</li> <li>k) Construction Soil and Water Management Sub-Plan (see condition B25);</li> <li>l) Construction Air Quality Sub-Plan (see condition B26);</li> <li>m) Construction Biodiversity Management Sub-Plan (see condition B27);</li> <li>n) a detailed unexpected finds protocol for contamination and associated communications procedure being consistent with the Unexpected Contamination Finds Protocol V2.1 prepared by Landlease dated June 2019 and including a chain of responsibilities for undertaking the unexpected finds protocol;</li> <li>o) a procedure for unexpected finds for asbestos containing material; and</li> <li>p) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.</li> </ul>	<p>Email 20/07/2024 DP4H-VNSW re: Acknowledgement report of the submission notification for the unexpected finds</p> <p>Letter 11/10/2024 VNSW-Sydney Water re: Discovery of Busby's Bore unexpected find</p> <p>Letter 22/11/2024 Sydney Water-VNSW re: Sydney Water Response relating to discovery of Busby's Bore unexpected find</p>	<ul style="list-style-type: none"> <li>i) Section 8 – Standard Environmental Protocol 8.22</li> <li>j) Section 8 – Standard Protocol 8.17</li> </ul> <p>The CEMP and sub-plans were updated in relation to the redesign of the PV&amp;C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DP4H on 30/04/25, to Council on 1/05/25 and to the Certifier on 01/05/25.</p> <p>During the audit period, the Working Near Busby's Bore methodology was updated following the discovery of a shaft and associated spur tunnel. These findings led to a project redesign and modification application to reduce impacts on the State Heritage Register-listed item, including reducing the car park footprint, conserving part of the spur in situ, and reconstructing a section at plaza level.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X		JHG will seek endorsement of the updated CEMP for all PV&C CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					Commentary (PV&C Staging Report)
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	
B24	The <b>Construction Waste Management Sub-Plan (CWMSP)</b> must address, but not be limited to, the following: a) detail the quantities of each waste type generated during demolition and the proposed reuse, recycling and disposal locations; b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines; c) measures to conduct electronic monitoring of waste vehicles entering and leaving the development site; and d) details of arrangements for the disposal of waste from the premises with evidence that the waste facility is legally able to accept that waste.	Construction Waste Management Sub-Plan (CWMSP) SFS PV&C Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD)	CWMSP SFS PV&C Stage 2 dated 07/05/24 was prepared by Rubicon on behalf of BESIX Wapac and include: a) Section 2.6 b) Section 2.8 c) Section 2.4 d) Section 4 CWMSP was updated in relation to the redesign of the PV&C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPHI on 30/04/25 to Council on 1/05/25 and to the Certifier on 01/05/25.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CWMSP will be updated for PV&C CC1 works only.
B25	The Applicant must prepare a <b>Construction Soil and Water Management Plan (CSWMP)</b> , and the Plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert, in consultation with Council; b) describe the details of all erosion and sediment controls to be implemented during construction; c) provide a plan of how all construction works will be managed in a well-weather events (i.e., storage of equipment, stabilisation of the site); d) provide a summary of any ground investigations completed to date; e) detail all off-site stormwater flows from the site and methods to ensure that sediment is not mobilised in stormwater flows leaving the site; f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI; g) detail the proposed stormwater disposal and drainage from the development, designed in accordance with: i) Australian Rainfall and Runoff – A Guide to Flood Estimation, Volumes 1 and 2 (1987); ii) SANS 3500.3.2 National Plumbing and Drainage Part 3.2: Stormwater Drainage – Acceptable Solutions; and iii) Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004) – NSW Department of Housing. h) details demonstrating that the particulates from construction works would not be entrained in stormwater runoff and adversely impact on Kippax Lake, the underlying groundwater resources and other downstream properties; i) monitoring techniques to ensure that the quality of water within the detention / settling ponds comply with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004); j) methods for testing of the water quality (suspended solids, turbidity and contaminants) prior to discharging from the site into the stormwater infrastructure on Driver Avenue, to ensure compliance with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004); and k) methods of evaluating the water quality testing results by a suitably qualified water quality expert.	Construction Soil and Water Management Plan (CSWMP) SFS PV&C 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) Email 6/05/24 VMSW-Council re: Consultation of CSWMP with City of Sydney Council Curriculum Vitae of Suitably Qualified Expert (as per Condition B25a)	CSWMP SFS PV&C Stage 2 dated 07/05/24 was prepared by Rubicon on behalf of BESIX Wapac and include: a) Appendix D, consultation with Council was sighted b) Section 9 c) Section 9 d) Section 6, 1 e) Section 9 f) Section 9 g) Section 9 i. Section 9 ii. Section 9 iii. Section 9 h) Section 9 j) Section 9 k) Appendix A CSWMP was updated in relation to the redesign of the PV&C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPHI on 30/04/25 to Council on 1/05/25 and to the Certifier on 01/05/25.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CSWMP will be updated for PV&C CC1 works only.
B26	The Applicant must prepare a <b>Construction Air Quality Management Sub-Plan (CAQMP)</b> , and the Plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert; b) describe the measures that would be implemented on site to ensure: i) the control of air quality and odour impacts of the Development, in particular, during bulk earthworks and piling activities; ii) that these controls remain effective over time; iii) that all reasonable and feasible air quality management practices and measures are employed, including the relevant measures listed in Section 6 of the Air Quality Impact Assessment report 18274-S2 (Version A) prepared by Wilkinson Murray dated May 2019;	Construction Air Quality Management Sub-Plan (CAQMP) SFS PV&C Rev 4, 22/04/25 by Besix (Updated as per SSD Compliance and Revised MOD) SFS Redevelopment – Stage 2 Air Quality Impact Assessment Report No. 18274-S2 May 2019 by Wilkinson Murray CV for author, Anthony Richard (no date) Sliverite PM10 and PM2.5 monitoring results current to 03/12/24 (includes several peaks above criteria in November) Site Hive alert notifications to BESIX team for November 24 BESIX Wapac Site Hive incident register and corrective action register, current to 04/09/2025	CAQMP dated 07/05/2024 was prepared by BESIX Wapac and include: a) Appendix B b) Section 1.8 c) Section 1.9 d) Section 1.9 e) Section 1.9 f) Section 1.11 & Section 1.11.1 CAQMP was updated in relation to the redesign of the PV&C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPHI on 01/05/25.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CAQMP developed and endorsed under PV&C CC1 will apply to CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B27	<p>(iv) that the mitigation and management measures are consistent with Guidance on the assessment of dust from demolition and construction (ANOM, 2014);</p> <p>(v) the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and</p> <p>(vi) compliance with the relevant conditions of this consent.</p> <p>(c) include performance objectives for monitoring dust and ensuring no unacceptable off-site air quality impacts to users of Moore Park, nearby residences, Kira Child Care centre, UTS and other businesses;</p> <p>(d) includes an air quality monitoring program in accordance with Section 6.2 of the Air Quality Impact Assessment (Report 18274-S2 Version A) prepared by Wilkinson Murray, dated May 2019 that:</p> <p>(i) is capable of evaluating the performance of the construction works;</p> <p>(ii) includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints;</p> <p>(iii) adequately supports the air quality performance objectives; and</p> <p>(iv) evaluates and reports on the effectiveness of air quality management for the construction works;</p> <p>(e) details on monitoring weather conditions and communicating changing conditions to the workforce; and</p> <p>(f) stop work procedures if performance objectives in B25f(c) are not being met.</p>	<p>(includes sealing stockpiles in response to dust exceedances)</p> <p>BESIX Waipac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results)</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/09/2024 (Report No. 4) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX</p>	<p>30/04/25, to Council on 1/05/25 and to the Certifier on 01/05/25.</p> <p>Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NTL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVWSP) and other design documents. Several dust exceedances were noted but were not considered as they were not caused by BESIX Waipac's works. Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures. No vibration exceedances were recorded.</p>	<p>Compliant</p>	<p>Prior to PV&amp;C CC#1</p>	X	X	X	X	X	<p>The CNVWSP will be updated for PV&amp;C CC1 and will apply to CC1 works only.</p>
B28	<p>Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Sub-Plan (CNVWSP). The plan must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced noise expert and in consultation with the EPA;</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVWSP) SFS PV&amp;C Rev 4 12/05/25 by White Acoustic</p> <p>Email 13/05/25 Saville-EPA re Updated CNVWSP consultation with the EPA</p>	<p>CNVWSP dated 07/05/24 was prepared by White Acoustic and includes:</p> <p>a) Appendix B</p> <p>b) Section 1.2</p> <p>c) Section 4.1 &amp; 4.1.1</p>	<p>Compliant</p>	<p>Prior to PV&amp;C CC#1</p>	X	X	X	X	<p>The CNVWSP will be updated for PV&amp;C CC1 and will apply to CC1 works only.</p>	
B27	<p>The Biodiversity Management Sub-Plan (BMSMP) must be prepared in consultation with the Project Author's nominated in condition B22 and a suitably qualified ecologist and address, but not be limited to, the following:</p> <p>a) details of all trees (with tree nos.) within the site, Moore Park Road and the adjoining properties (if applicable) that are required to be protected during construction works;</p> <p>b) describe strategies and measures to protect trees and other vegetation that is proposed to be retained during construction in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Tree IQ dated 30/05/2019 including (but not limited to) T125 and T231; methods to avoid any impacts to street trees on both sides of Moore Park Road; and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical;</p> <p>(d) assessment of the degree of impact, if works are proposed within the road reserve and tree zones (T1-Z) of trees that are proposed to be retained in condition B27 (b);</p> <p>e) strategies and mitigation measures for minimising or mitigating the impacts identified in condition B27 (b);</p> <p>f) measures to check for and allow any fauna (mammals, birds, reptiles and amphibians) found within the site to be dispersed to neighbouring habitats;</p> <p>g) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; and</p> <p>h) a Planting Specification Report in accordance with Schedule 8 of City of Stirling DC-72012 for any trees (including street trees) that may require planting for site access, construction, hoarding / scaffolding or any other reason.</p>	<p>Biodiversity Management Sub-Plan (BMSMP) SFS PV&amp;C Rev 4, 22/04/23 (Updated as per SSD Compliance and Revised MOC)</p> <p>Arboricultural Impact Assessment SFS PV&amp;C Rev B, 25/06/2024 by Tree IQ</p> <p>CV for author, Anthony Richard (no date)</p> <p>Correspondence 09/05/24 BESIX-Certifier re: submission of CEMP, CNVWSP, CSW&amp;MSP, C&amp;M&amp;SP and BMSMP to Certifier (BMG)</p> <p>Correspondence 23/07/2024 BESIX to BMG/V&amp;C re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DPH/V&amp;C re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 18/07/2024 BESIX-V&amp;C re: Request for removal of tree TN173 &amp; TN175</p> <p>Letter 18/07/2024 BESIX-V&amp;C re: Request for removal of tree TN173 &amp; TN175</p> <p>Letter 29/07/2024 V&amp;C/DPH re: Tree removal TN173 &amp; TN175</p> <p>Post Approval Form 29/07/2024 re: submission of Tree removal TN173 &amp; TN175 (under B27)</p> <p>Email 24/07/2024 BEIX-Council re: Tree removal TN173 &amp; TN175</p>	<p>CNVWSP dated 07/05/24 was BESIX Waipac and include:</p> <p>a) Appendix A</p> <p>b) Appendix B</p> <p>c) Section 1.6</p> <p>d) Appendix B</p> <p>e) Appendix B</p> <p>f) Section 1.6.2</p> <p>g) Section 1.6.5</p> <p>h) Section 1.86</p> <p>On 18/07/2024, BESIX submitted a request to V&amp;C for the removal of two trees (TN173 and TN175) identified as being in poor condition or posing a high risk by the Project Author in the Arboricultural Impact Assessment dated 25/06/2024.</p> <p>Notification requirement to the DPH and Council was undertaken.</p> <p>In response to Observation in IA2, The BMSMP was updated to Revision 3 and includes an Arboricultural Impact Assessment (AIA) dated 25/06/2024 by Tree IQ. The AIA was prepared by Anna Hopwood and Martin Peacock, who are suitably qualified ecologists.</p> <p>CNVWSP was updated in relation to the redesign of the PV&amp;C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DPH on 30/04/25, to Council on 1/05/25 and to the Certifier on 01/05/25.</p>	<p>Compliant</p>	<p>Prior to PV&amp;C CC#1</p>	X	X	X	X	<p>The BMSMP will be updated for PV&amp;C CC1 and will apply to CC1 works only.</p>	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>b) provide details of all the residential and non-residential receivers including the Kira Child Care Centre, University of Technology Sport Sciences Facility Building (UTS) and Fox Studios, identified in Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019;</p> <p>c) provide details of the project specific construction noise management levels (NMLs) at all the identified receivers (B2&amp;B3) considering the noise management levels in EPA's Interim Construction Noise Schedule (ICNS, 2010) (ICNS) and the Construction and Maintenance and Sites, at 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers;</p> <p>d) identify the High Noise Impact works with the associated predicted construction noise levels that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(5min), at the identified residential and non-residential receivers;</p> <p>e) <i>Note: High noise impact works mean:</i>  <i>jack hammering, rock breaking or hammering, pile driving, vibratory rolling, cutting of pavement, concrete or steel or other work occurring on the surface that generates noise with impulsive, intermittent, tonal or low frequency characteristics that exceed the NML; or</i>  <i>continuous noisy activities where continuous includes any period during which there is less than a 1-hour respite between ceasing and recommencing any of the work that is the subject of this condition.</i></p> <p>f) describe all reasonable and feasible management and mitigation measures to be implemented when the predicted construction noise levels exceed the NMLs LAeq(5min) at the identified residential and non-residential receivers; and the predicted construction noise levels exceed the Construction Noise and Vibration Management Plan (Appendix E) of the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019) and recommendations of the Noise and Vibration Impact Assessment (Issue 2), prepared by Arup, dated 14 September 2021 for the Precinct Village and multi-level carpark stages and the following:</p> <p>i) "stop-work" procedures;</p> <p>(i) proposing specific plant and equipment to ensure lower noise generation;</p> <p>(ii) proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers is lowered; the following intra-day respite periods (as defined by ICNSG) for works exceeding 75dB(A) LAeq(15 mins), unless otherwise agreed with the identified sensitive receivers such as UTS, Kira Child Care Centre and / or Fox Studios and evidence of the agreement provided to the Planning Secretary, prior to the commencement of the works:</p> <ul style="list-style-type: none"> <li>- in continuous blocks not exceeding 3 hours each with one hour of respite every three hours block;</li> <li>- scheduling of works outside of the examination time for educational establishments; and</li> <li>- noise intrusive works commencing after 8am and be undertaken within the approved standard construction hours.</li> </ul> <p>(iv) proposing where practicable and without compromising the safety of construction staff or members of the public, the use of "quackers";</p> <p>(v) "toolbox talks" at regular intervals with contractors' and other staff training methods;</p> <p>(vi) use of broadband, non-tonal reversing alarms where possible and ensure that warning devices are no more than 5dB above the relevant Australian Standard level; proposing appropriate material handling methods (avoid dropping from a height);</p> <p>(vii) use of noise shields (such as hoardings where applicable and possible) along the specific boundaries facing the identified sensitive receivers.</p>	<p>Summary of GENP and subplan review by BESIX Correspondence 23/07/2024 BESIX to BMG/NSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DP&amp;H/NSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX</p>	<p>d) Section 4.1 and Section 6.2</p> <p>e) Section 6</p> <p>f) Section 6.5</p> <p>g) Section 6.8</p> <p>h) Section 6</p> <p>i) Section 6.6</p> <p>j) Section 6.8</p> <p>k) Section 6.8.2</p> <p>GNVMSF was updated in relation to the redesign of the PV&amp;C to partially retain part of the Busby's Bore Network and to accommodate other design changes associated with the operation of the SFS. The updated documents were submitted to DP&amp;H on 30/04/25, to Council on 1/05/25 and to the Council on 07/05/25.</p> <p>The updated plan was prepared in consultation with the EPA as per sighted evidence.</p> <p>Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NTL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Waipac's works. Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures. No vibration exceedances were recorded.</p> <p>Note: Implementation is through the inspection and corrective action modules. SiteHive, monthly client reports, complainants registers.</p>							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B29	<p>g) describe the measures to be implemented to monitor and manage high noise generating works in close proximity to sensitive receivers including the location of noise loggers associated with the noise monitoring;</p> <p>h) include strategies that have been developed in consultation with the community (especially all identified residential and non-residential receivers in condition B29(d) including UTS, Kia Child Care Centre and Fox Studios, for managing high noise generating works, including any alternate intra-day respite periods that suit the sensitive receivers;</p> <p>i) include details of management measures to avoid any adverse vibration impacts on the nearby following heritage items during construction:</p> <p>(i) Member's stand, SCG; and</p> <p>(ii) Lady's Member Stand, SCG.</p> <p>j) include details of management measures to protect the archaeological heritage items including Busby's Store in accordance with the requirements of the Methodology Statement – Working Near Busby's Store prepared by Airedale dated February 2023 <del>dated February 2023</del> dated September 2018 as updated by condition B22;</p> <p>k) describe the community consultation undertaken to develop the strategies in condition B29(g), including but not limited to:</p> <p>(i) evidence regarding agreed (if any) intra-day respite periods with Kia Child Care Centre, UTS and Fox Studios (where applicable) as an alternate measure to B29(e); and</p> <p>(ii) evidence of agreed scheduling of construction work activities outside of sensitive times of the day or specific times of the year (where applicable) with UTS and Fox Studios.</p> <p>l) include a complaints management system that would be implemented for the duration of the project including a chain of responsibilities for dealing with and responding to noise complaints and noise management.</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMS/P) SFS PV&amp;C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24</p> <p>Email 28/03/24 VNSW-EPA re: consultation with EPA in relation to CNVMS/P</p> <p>Email 28/03/24 EPA-VNSW re: Acknowledgement receipt of consultation relating to CNVMS/P</p> <p>Summary of CEMP and subplan review by BESIX</p> <p>Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DPHL/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p>	<p>Evidence of consultation with the EPA was signed, and the submission of the plan to the Department was sent on 08/05/24.</p> <p>Refer to Condition B28. The Department raised comments on consultation with the EPA and receivers. The CNVMP has been updated and resubmitted to the Department.</p> <p>A review of CEMP and management plans was undertaken by BESIX which also the review of noise and vibration management plan. The review of management plan was submitted to Certifier on 23/07/2024 and to the Department on 9/08/2024.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CNVMP will be updated for PV&C CC1 works only.
B30	<p>Prior to commencement of works on the site, all mitigation and management measures identified in the CNVMS/P, must be installed or implemented on the site.</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMS/P) SFS PV&amp;C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA)</p> <p>B30 compliance statement, BESIX Waipac, 16/05/24</p>	<p>The noise and dust monitors have been installed at each nominated location.</p> <p>All other controls relate to mobile plant and administration during the works and construction works have not commenced.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	Mitigation measures as relevant to the staging works at that time would be implemented.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B31	Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared by a suitably qualified person and in consultation with Council and with Sydney Coordination Office, Transport Management Centre (TMSW) and revised to incorporate arrangements for <b>Preston Village and multi-level carpark works. Including updated consultation, when applicable.</b>	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TC10002510  Traffic Guidance Scheme for SFS PV&C Stage – Driver Avenue Moore Park, Entry/Exit Route dated 13/02/24 prepared by Commercial TC P/L Licence No. TC10002510  Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI). Email 6/08/2024 TNSWA/NSW re: Response to the submission of updated CTPMP Email 10/12/2024 VNSW/Council re: submission of updated CTPMP to Council	The CTPMP was updated to revision 6 dated 24/06/24 was updated by Commercial TC to include additional driveway entry.  The updated CTPMP was prepared in consultation with the Council and TMSW. The plan was submitted to Council and DPHI on 10/12/2024.	Compliant	Prior to PV&C CC#1	X	X	X	X	X	The CTPMP will be updated for PV&C CC1 works only.
B32	The CTPMP must address, but not be limited to, the following:  (a) specify:  (i) a description of the development;  (ii) location of the proposed work zone;  (iii) size and type of vehicle, including swept path analysis;  (iv) details of any road closures;  (v) detail heavy vehicle haulage routes, access and parking arrangements;  (vi) proposed location of any cranes and crane movement plans;  (vii) proposed truck marshalling areas and operation;  (viii) construction vehicle access arrangements including vehicle access / crane access and in or around the light rail;  (ix) proposed construction hours;  (x) estimated number of construction vehicle movements and details of vehicle types including measures to reduce the number of movements during peak traffic periods;  (xi) construction program and construction methodology; and  (xii) consultation strategy for liaison with surrounding stakeholders including other developments under construction and the Sydney Light Rail operator.  (xiii) <b>pedestrian and traffic management measures, including</b> <b>staging systems;</b>  (xiv) <b>details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;</b>  (xv) <b>details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site; and</b>  (xvi) <b>a detailed plan of any proposed hoarding and/or scaffolding;</b>  (b) include details to demonstrate that the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, comply with the latest version of AS 2890.2;  (c) include details to demonstrate that all construction vehicles can enter and exit the site in a forward direction;  (d) identify any potential adverse impacts to general traffic, cyclists, pedestrians, light rail and bus services, including special event buses and passengers, within the vicinity of the site from construction vehicles and construction operations;  (e) identify and reference any existing CTPMPs for developments within or around the site to ensure coordination of work activities and minimising impacts on the road network.	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TC10002510	The CTPMP revision 3 dated 02/05/24 was updated by Commercial TC to incorporate Stage 2 works for SFS PV&C and include:  a) specify  i. Section 1.3  ii. Section 2.3  iii. Section 2.4, 2.5.1 & 2.6  iv. Section 2.9  v. Section 2.7  vi. Section 2.5.1  vii. Section 2.4 & 2.8  viii. Section 2.5 & 2.7  ix. Section 2.2  x. Section 2.9  xi. Section 2.2 & 2.2  xii. Section 4 & 4.1  xiii. Section 3.1 & 3.7  xiv. Section 2.3, 2.9 & 3.2.5  xv. Section 4.4  xvi. Section 3.3  b) Section 2.8 & 5  c) Section 2.8 & 5  d) Section 4.4  e) Section 6  f) Section 4  g) Section 3  h) Section 3.7 & 6  i-vi) Section 3.2.5	Compliant	Prior to PV&C CC#1	X	X	X	X	The CTPMP will be updated for PV&C CC1 works only.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B33	<p>(i) include measures to manage construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking locations away from the precinct; include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; and</p> <p>(g) detail the mitigation measures that are to be implemented to ensure road safety and efficiency during construction consideration but potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(h) include a Driver Code of Conduct to:</p> <ol style="list-style-type: none"> <li>minimise the impacts of construction on the local and regional road network;</li> <li>minimise conflicts with other road users;</li> <li>minimise road traffic noise;</li> <li>ensure truck drivers use specified routes;</li> <li>include a program to monitor the effectiveness of these measures; and</li> <li>if necessary, detail procedures for notifying residents and the community (including local schools), or any potential disruptions to routes.</li> </ol>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TIC P/L Licence No. TCT00002510</p> <p>Email 6/08/2024 TNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>DPH post approval portal lodgement 10/12/2024 (submission of CTPMP to DPH).</p> <p>Email 13/08/2024 Mainland Civil-Logistic re: Providing CTPMP to service provider</p> <p>Email 13/11/2024 Mainland Civil-Tripod transport re: Providing CTPMP to service provider</p>	<p>Requirement under this condition is included in Section 1 of the updated CTPMP.</p> <p>The revised CTPMP (Rev6) dated 24/06/24 was provided to TNSW on 06/08/24, to DPH and Council on 10/12/2024.</p> <p>Emails from Mainland Civil to service providers were signed, providing the CTPMP and communicating adherence to it.</p>	Compliant							Details are found in the CTPMP. Where an amendment is required, appropriate notification would be made.
B34	<p>The CTPMP and the revised version for the Precinct Village and multi-level carpark must be submitted to and endorsed by the <del>Co-ordinator-Council</del> <del>Transport-Council</del> <del>relevant personnel</del> within TNSW and a copy submitted to Council, and a copy submitted to the Planning Secretary for information, prior to the commencement of <u>relevant</u> <del>any</del> works.</p>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 and prepared by Commercial TIC P/L Licence No. TCT00002510</p> <p>Email 6/08/2024 TNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>DPH post approval portal lodgement 10/12/2024 (submission of CTPMP to DPH).</p>	<p>Requirement under this condition is included in Section 1 of the updated CTPMP.</p> <p>The revised CTPMP (Rev6) dated 24/06/24 was provided to TNSW on 06/08/24, to DPH and Council on 10/12/2024.</p>	Compliant						The CTPMP will be updated for PV&C CC1 and CC4 works only.	
B35	<p>Prior to the commencement of any work, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise impacts on the available parking spaces in the locality and avoid parking on the surrounding parklands. A copy of the strategy must be submitted to the Planning Secretary for information, with the CTPMP.</p>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TIC P/L Licence No. TCT00002510</p> <p>Email 23/07/2024 BE&amp;X-Certifier re: Submission of updated management plans</p> <p>DPH post approval portal lodgement 10/12/2024 (submission of CTPMP to DPH).</p> <p>Email 6/08/2024 TNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p>	<p>The CWTS is presented in Section 6 of the CTPMP and was submitted to the Department with that document, Refer to B3-1-B34 regarding submission of updated CTPMP.</p>	Compliant							Details are found in the CTPMP. Where an amendment is required, appropriate notification would be made.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B36	Road Design and Traffic Facilities  All roads and traffic facilities must be designed to meet their requirements of Council and/or TNSW (RTMS).	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/09/24 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-9, this requirement is applicable for SFS PV&C Stage 2 works.	Not Triggered							No roads for CCH#1 hence condition is not triggered.
B37	Construction trucks associated with this development must not access the site via any local roads within the suburb of Paddington, unless otherwise agreed by TNSW.	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TC10002510 Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPH post approval portal lodgement 10/12/2024 (submission of CTPMP to DPH). Email 6/08/2024 TNSW-VNSW re: Response to the submission of updated CTPMP Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council Complaints register, current to end of November 2024	This CTPMP states that access is not permitted from this route. Whilst some vehicles have arrived, including heavy vehicles, construction has not commenced.  There were no complaints regarding use of local roads during the audit period.  <b>Non-compliance:</b> An incident was notified to DPH on 05/02/25 following a resident reporting 30/01/25 about a truck transporting material using an unapproved route, contrary to the approved Construction Traffic and Pedestrian Management Plan (CTPMP). The issue was caused by a new driver independently using an incorrect route. Corrective actions included re-educating all transport companies on the approved haulage routes, and the specific trucks involved were removed from the project.	Non-compliant	Construction	X	X	X	X		This requirement is noted.
B38	Truck Routes for Construction Waste Transport  Details of the proposed truck routes to be followed by trucks transporting waste material from the site to the nearest Council Office and Transfer Station Centres and the Plans Section prior to the commencement of the removal of any waste material from the site.	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TC10002510 Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPH post approval portal lodgement 10/12/2024 (submission of CTPMP to DPH). Email 6/08/2024 TNSW-VNSW re: Response to the submission of updated CTPMP Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council Email 13/08/2024 Mainland CWH-Logistic re: Providing CTPMP to service provider Email 13/11/2024 Mainland Civil-Tripod transport re: Providing CTPMP to service provider	Requirement under this condition is detailed in CTPMP under Section 4.4.1, special removal submission of updated CTPMP.  The update relates to include additional driveway entry via Driver Avenue. Updated CTPMP was issued to service providers per sighted correspondence.	Compliant	Prior to PV&C CC#1	X	X	X	X		The CTPMP will be updated for PV&C CC1 and will apply to CC1 works only.
B39	Heritage Management Plans  Prior to the commencement of construction, a Construction Heritage Management Plan (CHMP) must be prepared by a suitably qualified heritage consultant and address, but not limited to, the following: (a) details of the excavation director nominated to direct the historic archaeological program for the development. The excavation director must have appropriate qualification in accordance with Criteria for Assessment of Excavation Directors published by the Heritage Division of the Department of Heritage and Culture (former Heritage CCH) at a State level of monitoring and testing to identify and protect Busby's Bore. (b) details of areas of low, moderate and high archaeological potential. (c) details of management (or supervision and unexcavated finds) measures identified in the Heritage Impact Statement and Section 7.2 of the Archaeology Research Design and Excavation Methodology (as revised under condition B44A prepared by <del>Wolfpeak</del> <del>dated May-2024</del> ); (d) detailed methods of protection of Busby's Bore including (but not limited to) vibration monitoring techniques in accordance with the recommendations of the "Methodology Statement – Working Near Busby's Bore" prepared by <del>Arctect</del> , dated February 2025 <del>Client-Proposed</del> <del>dated 2018</del> as updated by condition B22; (e) all additional measures (supervision and monitoring) required for below ground works in the near vicinity of Shafts 9, 10 and the Bore itself.	Construction Heritage Management Plan Rev 4, 29/1/25 by Arctect Heritage Services <a href="https://www.movepeakheritagewillawee.com/files/undf63108c73606091c12a2d1d725b50ca172b872d/">https://www.movepeakheritagewillawee.com/files/undf63108c73606091c12a2d1d725b50ca172b872d/</a> Email 14/08/2024 VNSW-BMC re: Submission of updated CHMP and Methodology Statement Working Near Busby's Bore to the Certifier Updated Methodology Statement – Working Near Busby's Bore, Arctect, August 2024 Rev 2 dated 5/08/2024 (updated to capture the unexpected find of Busby's Bore). Letter 1/07/2024 Arctect-DPH re: Notification of Unexcavated Find SFS PV&C – uncovered old well/shaft DPH post approval lodgement, 01/07/24 (notification of unexcavated find of Busby's Bore) Email 20/7/2024 DPH-VNSW re: Acknowledgment of unexcavated find of Busby's Bore	The CHMP was prepared by Dr Iain Stuart based on the earlier plan by Dr Sandra Wallace. Stuart gained a PhD in archaeology from the University of Sydney and is Principal at Arctect Heritage.  CHMP includes: a) Section 6.1 b) Table 6 c) Section 6 d) Section 6.3 e) Section 6.3 (not applicable) f) Appendix A g) Section 7.2 h) Section 7.6 detailed in the Unexcavated Find Protocol Appendix A i) Table 7 j) Section 7.4	Compliant	Prior to PV&C CC#1	X	X	X	X		The CHMP will be updated for PV&C CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
B40	<p>(i) The unexcavated finds protocol for heritage (including unexpected human skeletal remains) in accordance with the recommendations of Archaeological Research Design and Excavation Methodology prepared by <del>under condition B44A Site-specific details apply to B40</del></p> <p>(g) details of the monitoring regime including a Program of visits from archaeologists;</p> <p>(h) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting Heritage NSW Heritage Services and recommencing works once the approval from Heritage NSW Heritage Services is obtained);</p> <p>(i) <b>details of the management measures identified in Section 8.2 of the Addendum Heritage Impact Assessment, prepared by Artefact, dated 21 December 2021; and</b></p> <p><b>details of the multi-level carpark redesign options for basement footings and mechanical plant on the northern Moore Park Road boundary, I.T Shaft 8 or the spur of Busby's Bore are encountered during excavation works.</b></p>	<p>Letter 6/11/2024 DP44-Heritage Council re: Response to Heritage Council of NSW request for clarification regarding SFS PV&amp;C – Unexcavated Find Busby's Bore</p> <p>Email 6/11/2024 DP44-VNSW re: Intended Next Step – discovery of Busby's Bore</p> <p>Email 6/11/2024 VNSW-DPHI re: VNSW response to Intended Next Step – discovery of Busby's Bore</p> <p>Email 19/12/24 VNSW-DPHI re: submission of updated CHMP, ARDM and Working Near Busby's Bore Methodology</p>	<p>The CHMP was updated to Revision 4, dated 29/01/25 by Artefact, and includes adjustments following the Mod 10 exhibition comments.</p> <p>On 6/11/2024, VNSW submitted the updated CHMP, ARDM, and Working Near Busby's Bore Methodology to DPHI.</p>	Compliant		X	X	X	X		The CHMP will be updated for PV&C CC1 and CC1 works only.
B41	<p>An Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared by a suitably qualified and experienced expert and address, but not be limited to, the following:</p> <p>(a) details of the nominated Aboriginal Excavation Director as recommended in the Aboriginal Cultural Heritage Assessment Report prepared by Cuno Projects dated August 2019 (ACHAR);</p> <p>(b) details of the site identified for monitoring / test excavation having regard to Aboriginal Cultural Heritage;</p> <p>(c) details of the archaeological investigation, monitoring and test excavation methodology in accordance with section 6.1 of the ACHAR;</p> <p>(d) details consultation procedures with the Registered Aboriginal Parties (RAPs) identified in the ACHAR during the Aboriginal archaeological monitoring;</p> <p>(e) details of allowances for contamination considerations and Workplace Health and Safety Requirements and procedures to be followed on the site (including consultation with RAS) if any variation to the soil monitoring methodology is required;</p> <p>(f) an unexpected finds protocol for Aboriginal heritage (including unexpected skeletal remains) and associated communications procedure in accordance with the recommendations of the ACHAR;</p> <p>(g) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting the EES Group of the Department and recommencing works once the approval from EES Group is obtained); and</p> <p>(h) a contingency plan and reporting procedure (that is consistent with obligations under conditions of this consent); if:</p> <p>(i) Aboriginal objects and Aboriginal places outside the approved disturbance area are damaged; or</p> <p>(ii) previously unidentified Aboriginal objects or Aboriginal places are found or suspected to be on site.</p>	<p>Aboriginal Construction Heritage Management Plan (ACHMP) Rev 2, 5/06/2024 Artefact Heritage Services</p> <p><a href="https://www.mooresparkexcavation.com/files/achmp/1088_cha182657942424d4b1141626327389b.pdf">https://www.mooresparkexcavation.com/files/achmp/1088_cha182657942424d4b1141626327389b.pdf</a></p>	<p>An Aboriginal Construction Heritage Management Plan has been prepared by Artefact (the Project archaeologist).</p> <p>ACHMP includes:</p> <ol style="list-style-type: none"> <li>Section 4, 1, 4</li> <li>Section 8, 1</li> <li>Section 8</li> <li>Section 6, 2</li> <li>Section 8, 8</li> <li>Section 8, 6, Appendix A</li> <li>Section 8, 6, Appendix A</li> <li>Consistent with: <ol style="list-style-type: none"> <li>Section 8, 12</li> <li>Deleted in Unexpected Find Procedure Appendix A</li> </ol> </li> </ol>	Compliant	Prior to PV&C CC#1	X	X	X	X		The CHMP will be updated for PV&C CC1 and CC1 works only.
B42	<p>The ACHMP must be made publicly available on the Applicant's website prior to the commencement of construction.</p>	<p>Aboriginal Construction Heritage Management Plan (ACHMP) Rev 2, 5/06/2024 Artefact Heritage Services</p> <p><a href="https://www.mooresparkexcavation.com/files/achmp/1080_cha33730d9530343d6c0a983953840e77d4e.pdf">https://www.mooresparkexcavation.com/files/achmp/1080_cha33730d9530343d6c0a983953840e77d4e.pdf</a></p>	<p>Aboriginal Construction Heritage Management Plan was sighted on the project website.</p> <p><a href="https://www.mooresparkexcavation.com/files/achmp/1080_cha33730d9530343d6c0a983953840e77d4e.pdf">https://www.mooresparkexcavation.com/files/achmp/1080_cha33730d9530343d6c0a983953840e77d4e.pdf</a></p>	Compliant	Prior to PV&C CC#1	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B43	Archaeological Salvage – Historic Archaeology  Prior to the commencement of construction of the stadium structure or public works (including the building of the stadium), the Applicant must undertake an investigation (including geophysics and surface mapping where needed) to be undertaken for all impacted areas of the site under the supervision of the nominated excavation director, in accordance with the recommendations of Archaeological Research Design and Excavation Methodology prepared by Curio projects dated May 2019 and the CHMP required by condition B39.	Site inspection and interview with addressee 04/06/2025 Construction Heritage Management Plan Rev 4, 29/1/25 by Artefact Heritage Services Working Near Busby's Bore Rev 4, 28/02/25 by Artefact Heritage Services Revised Historical Archaeological Research Design (ARDEM) Rev 4, 28/03/25 by Artefact	The PV&C project is operating under an unexpected find's protocol on the basis that the potential for heritage items exist.  An unexpected find of Busby's Bore Shaft (BBS) occurred on 28/05/24 during the site excavation. Dr Ian Stuart from Artefact Heritage and Environment, who is the approved Excavation Director for the project, attended the site on 28/06/24.  Working Near Busby's Bore methodology was updated to revision 4 dated 28/05/25 following the discovery of a shaft and associated spur tunnel. These findings led to a project redesign and modification application to reduce impacts on the State Heritage Register-listed item, including reducing the car park footprint, conserving part of the spur in situ, and reconstructing a section at plaza level.  Revised Historical Archaeological Research Design (ARDEM) was updated to Revision 4, dated 28/03/25, prepared by Artefact following site investigations.	Compliant	Prior to PV&C CC#1	X	X		X	
B44	In the event that historical archaeological salvage is required, it must be undertaken under the supervision of the nominated excavation director, in accordance with the requirements of the <a href="#">NSW Heritage Division Heritage NSW</a> .	Site inspection 04/06/2025 Construction Heritage Management Plan Rev 4, 29/1/25 by Artefact Heritage Services Working Near Busby's Bore Rev 4, 28/02/25 by Artefact Heritage Services Revised Historical Archaeological Research Design (ARDEM) Rev 4, 28/03/25 by Artefact	An unexpected find of Busby's Bore Shaft (BBS) occurred on 28/05/24 during the site excavation. Dr Ian Stuart from Artefact Heritage and Environment, who is the approved Excavation Director for the project, attended the site on 28/06/24.  Working Near Busby's Bore methodology was updated to revision 4 dated 28/05/25 following the discovery of a shaft and associated spur tunnel. These findings led to a project redesign and modification application to reduce impacts on the State Heritage Register-listed item, including reducing the car park footprint, conserving part of the spur in situ, and reconstructing a section at plaza level.  Revised Historical Archaeological Research Design (ARDEM) was updated to Revision 4, dated 28/03/25, prepared by Artefact following site investigations.	Compliant	During Construction	X	X		X	
B44A	Prior to the commencement of archaeological excavation of Busby's Bore Spur, a revised Archaeological Research Design and Excavation Methodology(s) (ARDEM) must be finalised in consultation with Heritage NSW. The ARDEM should detail the Applicant's proposed methodology to confirm and record the location, depth, integrity, extent and condition of Busby's Bore's Spur Shaft and Tunnel, Survey Investigations must be supervised by a suitably qualified Excavation Director.	Revised Historical Archaeological Research Design (ARDEM) Rev 4, 28/03/25 by Artefact Working Near Busby's Bore Rev 4, 28/02/25 by Artefact Heritage Services Email 19/12/24 VNSW-DPHI re: submission of updated CHMP, ARDM and Working Near Busby's Bore Methodology On 19/12/2024, VNSW submitted the updated CHMP, ARDM, and Working Near Busby's Bore Methodology to DPHI, inquiring whether these documents also needed to be submitted to Heritage NSW. On the same day, DPHI acknowledged the submission and forwarded the documents to Heritage NSW for comment.	Revised Historical Archaeological Research Design (ARDEM) was updated to Revision 4, dated 28/03/25, prepared by Artefact to guide archaeological management of the Busby's Bore Spur within the Moore PV&C.  Section 7 of the ARDEM details the Archaeological management and methodology for the removal and storage of the shaft.  The careful removal of BBS-1 is to be undertaken by RJC Group Stagers with the archaeological Excavation Director.  An unexpected find of Busby's Bore Shaft (BBS) occurred on 28/05/24 and tunnel on 29/01/25 during the site excavation. Dr Ian Stuart from Artefact Heritage and Environment, who is the approved Excavation Director for the project.  ARDEM was updated in consultation with DPHI and HNSW, as confirmed by the sighted correspondence. VNSW on its letter dated 26/05/25 discussed and explained how they fulfilled its obligations under Condition B44A. The letter explained:  - The revised ARDEM has been finalised in consultation with HNSW prior to the commencement of archaeological excavation of Busby's Bore Spur (6/05/25). o MOD-10 approved 17/03/25	Compliant						

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
		<p>Email (correspondence) 20/02/25 DP4L/VNSW re: Additional Documents for RIS for SSD 9835-Mod-8 &amp; SSD-9835-Mod-10 and attached:</p> <ul style="list-style-type: none"> <li>Letter 17/02/25 HNSW-DPHI re: Advice on RIS</li> <li>Email 27/02/25 DPHI-VNSW re: Response to RIS from Heritage NSW</li> <li>Email 28/02/25 VNSW-DPHI re: VNSW response to Heritage NSW with attached VNSW response to Heritage letter dated 17/02/25)</li> <li>Email (correspondence) 30/02/25 between DP4L/VNSW re: Response to RIS from Heritage NSW</li> <li>Email 14/04/25 Savills-VNSW re: ARDEM lodgement to Planning portal</li> <li>Email 15/04/25 DPHI-VNSW re: ARDEM lodgement – to reupload on the planning portal</li> <li>Letter 17/04/25 HNSW-Savills re: response to inviting comments from the Heritage Council of NSW SSD9835</li> <li>Letter 30/04/25 VNSW-DPHI re: Response to HNSW comments</li> <li>Email 1/05/25 (Correspondence) VNSW-DPHI re: submission of VNSW response to HNSW comments on ARDEM.</li> <li>Letter 26/05/25 VNSW-DPHI re: to demonstrate that VNSW has fulfilled its obligations under Condition B44A</li> </ul>	<ul style="list-style-type: none"> <li>ARDEM was sent to HNSW for consultation/comment on 14/04/25</li> <li>HNSW responded and provide comments 17/04/25</li> <li>VNSW provided a response to HNSW, which was issued to DPHI on 30/04/25</li> <li>As of 16 March 2025, works were proceeding under MOD9 approval. Bulk excavation was ongoing in the western carpark, the brick shaft section had been salvaged and stored in January, and a test pit was excavated with DPHI and HNSW consultation) to locate the tunnel, with plug design and procurement underway. The rock section of the shaft and tunnel remained unexcavated</li> <li>Excavation of the shaft in rock commenced on 6th May 2025 following the finalisation of the revised ARDEM in consultation with Heritage NSW, in accordance with condition B44A.</li> <li>Excavation of the tunnel commenced on 13th May 2025 following the conclusion of plugging works and archaeological recording and photogrammetry.</li> <li>DPHI visited site on 15/05/25</li> </ul> <p>The ARDEM details the proposed methodology to confirm and record the location, depth, integrity, extent and conditions of Busby Bore's Spur Shaft and Tunnel.</p> <p>The survey investigations have been supervised by the Excavation Director for the project, Dr Iain Stuart, Principal Architect Heritage and Environment. Dr Stuart is suitably qualified.</p>								
B45	Aboriginal Archaeology Prior to the commencement of construction of the stadium structure or public domain works (i.e. during the bulk earthworks), the monitoring of Aboriginal archaeological test excavation, recording and salvage (if any) must be undertaken under the supervision of the nominated excavation director, for all impacted areas of the site in accordance with the recommendations of the ACHMP and the ACHAR, and in consultation with the RAPS that have been identified for this project.	Aboriginal Construction Heritage Management Plan (ACHMP) Rev. 2, 5/08/2024. Attached Heritage Services Site Inspection 04/06/2025	The PV&C Project is operating under an unexpected finds protocol only, on the basis that the potential for impacts on heritage items is minimal. No unexpected finds of Aboriginal Archaeology have occurred to date.	Not Triggered	Prior to PV&C CC#1	X	X				
B46	Heritage Interpretation Plan Prior to the commencement of the public domain works, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the <del>excavation</del> approval of the Planning Secretary. This Plan must be a comprehensive document that proposes specific methods to interpret and present the significance of the site and the surrounding heritage items. The plan must: a) be prepared by a suitably qualified and experienced expert in consultation with the <del>Heritage NSW Heritage Division</del> , Council, Venues NSW <del>sector</del> , the La Perouse Local Aboriginal Land Council and other project RAPS as recommended by the ACHAR. b) Include the results of investigation into Busby's Bore and its shafts and the Tunnel within the site. c) Include the results of the historical and Aboriginal archaeological investigations undertaken in relation to the project.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Vapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
	<p>g) Incorporate all recommendations within the Heritage Interpretation Strategy prepared by Curio Projects dated May 2019 including (but not limited to) section 8 - Interpretative products;</p> <p>e) demonstrate that the plan will facilitate long term conservation outcome for Aboriginal cultural heritage values (tangible and intangible) within the proposed development;</p> <p>f) include Aboriginal cultural heritage interpretation initiatives, to acknowledge, maintain, and celebrate and communicate the significance of the site and landscape to the Gadigal (Darrug) people, and local Aboriginal community; and</p> <p>g) include provision for naming elements within the development that acknowledges the site's heritage, such as the name of the Busby's Bone or the previous indigenous / Aboriginal uses and in line with the existing naming of facilities policies;</p> <p>h) consider the feasible potential to create a digital resource from completed archaeological recording for use in public interpretation;</p> <p>i) consider in-situ and adjacent archaeological interpretation approaches including lessons learned from outside Australia (best practice approaches);</p> <p>j) provide options for re-purposing of archaeological finds (results and artefacts), heritage features or items salvaged or protected during construction and how they will be integrated into the final design; and</p> <p>k) involve input from a material conservator with recognised and appropriate experience in presentation of public archaeology</p>										
B47	<p>Prior to the commencement of construction of the stadium basement level, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>a) be designed by a suitably qualified and experienced person(s);</p> <p>b) be generally in accordance with the conceptual designs submitted with the EIS and the addendum stormwater management details in Appendix N of the Response to Submissions;</p> <p>c) be consistent with architectural drawings listed in condition A2 of this development consent;</p> <p>d) be generally in accordance with applicable Australian Standards;</p> <p>e) include details of the rainwater reuse / harvesting system comprising rainwater tanks prepared and certified by a suitably qualified and experienced hydraulic engineer;</p> <p>f) include details of the stormwater treatment devices (new gross pollutant traps, filters and litter baskets) with associated calculations and MUSIC model to demonstrate that the post development stormwater run-off quality results meet the Stormwater Treatment targets for the project identified in section 3.2 of the Stormwater Management Plan (Rev E) prepared by Aurecon dated 28/05/2019;</p> <p>g) details of the proposed passive irrigation measures outside the 15m circulation zone around the stadium structure;</p> <p>h) details of rainwater-reuse and rainwater harvesting; and</p> <p>i) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not applicable for SFS PV&C Stage 2.	Not Triggered	Prior to PV&C CC#1	N/A	N/A	N/A	N/A	Not applicable to PV&C	
B48	<p>Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation measures into the detailed design drawings (including location of the plant and equipment and the proposed acoustic barriers) to ensure that the operation of the equipment will not exceed the Project Amenity Noise Levels identified in the Stage 2 SSDA - Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and the Noise and Vibration Impact Assessment (Issue 2), prepared by AWP, dated 6 September 2021. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design of the stadium and any other proposed structures on the site.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3				X		
Operational Noise – Design of Mechanical Plant and Equipment											
Operational Car Parking and Service Vehicle Layout											

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B49	<p>Prior to the commencement of construction of the stadium structure, design plans must be submitted to the satisfaction of the Certifying Authority complying with the following requirements:</p> <p>(a) 50 car parking spaces are provided within the stadium basement for use during operation of the development;</p> <p>(b) 540 car spaces are provided within the Moore Park Car Park 1 (MP1);</p> <p>(c) appropriate number of disabled car parking spaces complying with AS 2890.6-2009 are provided within the stadium basement and the MP1;</p> <p>(d) the layout of the car parking areas, including driveways, grades, turn paths, sight distance requirements in relation to landscaping and / or fencing, aisle widths, aisle lengths, and parking bay dimensions, are in accordance with AS 2890.1-2004 and AS 2890.6-2009;</p> <p>(e) the loading areas within the basement of the stadium have a minimum height clearance of 4.5m;</p> <p>(f) the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site area in accordance with the latest version of AS 2890.2;</p> <p>(g) the enhanced vehicle rejection facilities within the MP1 carpark, including the signs and signs of the MP1 carpark, are designed to accommodate the swept path of a 14.5m non-car steer bus; and</p> <p>(h) the MP1 car park driveway and crossing are designed in accordance with the recommendations of section 6.4 of the Transport Assessment Report prepared by ARUP dated 31 May 2019.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3			X	X	
B49A	<p>Prior to the commencement of construction of each stage of the Precinct Village and multi-level carpark, design plans must be submitted to the satisfaction of the Certifying Authority complying with the following requirements:</p> <p>(a) <b>the provision of no less than 1,340 and no more than 1,500 car parking spaces (unless otherwise stated by the Planning Secretary, where this is considered not to cover spaces for a 20m car or a 25m car) in a single section of the precinct, in accordance with the BCA, NCC, Australian Standards and/or condition B20(a)(x).</b></p> <p>(b) the number of disabled car parking spaces and requirements for disability access within each stage are in accordance with the National Construction Code;</p> <p>(c) the layout of the car parking areas, including driveways, grades, turning paths, sight distance requirements in relation to landscaping and / or fencing, aisle widths, aisle lengths, and parking bay dimensions, are in accordance with AS 2890.1-2004 and AS 2890.6-2009;</p> <p>(d) the loading area(s) within the multi-level carpark has a minimum height clearance of 4.5m;</p> <p>(e) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(f) the vehicle rejection facilities (roundabout) within the multi-level carpark, including the signs and signs of the carpark, are designed to accommodate the swept path of a 14.5m non-car steer bus.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3			X	X	
B50	<p>Bicycle Parking and End-of-Trip Facilities</p> <p>Prior to the commencement of construction of the stadium structure or public domain areas within the site (whichever occurs earlier), design plans must be submitted to the satisfaction of the Certifying Authority demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities:</p> <p>(a) the provision of a minimum of 150 visitor bicycle parking near the entry points to the site;</p> <p>(b) the provision of adequate bicycle spaces for permanent full-time staff (for a minimum of 5% of the full-time equivalent stadium and the Precinct Village staff members) <del>near the site of the stadium and the Precinct Village</del> <b>within readily accessible and suitable locations within the respective stadium and the Precinct Village sites</b>, if identified;</p> <p>(c) the layout, design and security of bicycle facilities must comply with the requirements of the Planning Section of AS 2890.3:2015 Parking facilities - Bicycle parking and be located in easy to access, well lit areas that incorporate passive surveillance.</p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3			X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report										
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)					
	(d) the provision of end-drip facilities for staff; and (e) appropriate pedestrian and cyclist advisory signs are to be provided.														
B51	<b>Reflectivity</b> The building materials must have a maximum normal specular reflectivity of visible light of 20 per cent. If the proposed building materials do not comply with the above reflectivity requirement, then an alternate materials / mitigation measures must be proposed so that the facades of the stadium would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4					X					
B52	A statement prepared by a suitably qualified expert, demonstrating compliance with the requirements of condition B51, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the cladding of the external facades of the stadium.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4					X					
B53	<b>Outdoor Lighting</b> Prior to the commencement of installation of outdoor lighting within the site, design details must be submitted for the approval of the Certifying Authority demonstrating compliance with the Lighting Statement prepared by Stowe Australia Pty Ltd dated 29 May 2019 and the Precinct Village and Carpark Public Domain Lighting Strategy (Issue 1) prepared by Arup. AS 1158.3, 1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) Lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4					X					
B54	<b>Security Management and Crime Prevention</b> Prior to the commencement of public domain works, the Applicant must prepare a Hostile Vehicle Mitigation Plan, which must include details of design that would minimise the risk of hostile vehicles from the site surrounding the stadium to hostile vehicles. The plan must: a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TNSW, NSW Police, City of Sydney Council, SCSGT and Cernierial Park and Moore Park Trust; b) be prepared in accordance with Australia's Strategy for Protecting Crowded Places from Terrorism and Hostile Vehicle Guidelines for Crowded Places; c) consider the initiatives / facilities to improve hostile vehicle management within the Moore Park Precinct and the adjoining sites, and demonstrate that the hostile vehicle management initiatives / facilities provided within the site are compatible with those; d) include likely evacuation points, paths of travel and congregation points for consideration by the responsible agency in the event of an attack.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4					X					
B55	Prior to the commencement of construction of the stadium above the concourse level, the Applicant must update the following in consultation with the Sydney Coordination Office within TNSW and NSW Police: a) Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Riske dated 29 August 2019 to include: (i) completion of a night site survey; (ii) consideration of precinct-based crime data; (iii) confirmation that consultation with local Police has been completed and informed the findings and recommendations; (iv) consideration of the Security Management Plan and Emergency Management Plan, particularly on event days; (v) details of lighting locations; (vi) details of CCTV locations; and (vii) inclusion of clearly articulated and measurable recommendations. b) Anti-Social Behaviour Strategy prepared by Etnos Urban dated 28/05/2019 to include: (i) confirmation that consultation with the SCSGT has been completed and informed the findings and recommendations of the strategy.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	Completed	N/A	N/A	N/A	N/A						Not Applicable to PV&C. Refer Condition B55A below

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report							
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)		
B55A	Prior to the commencement of construction of the Precinct Village plaza level, the Applicant must update the following in consultation with the Sydney Coordination Office within 1 NSW and NSW Police: (a) Precinct Village and Car Park (MOD 7) Security Through Environmental Design statement prepared by Intelligent Risks Pty Ltd dated 6 September 2021 to include: (i) completion of a night site survey; (ii) consideration of precinct-based crime data; (iii) confirmation that consultation with local Police has been completed and informed the findings and recommendations of the revised statement; (iv) consideration of the Security Management Plan and Emergency Management Plan, particularly on event days; (v) details of lighting and CCTV locations, particularly in the vicinity of bicycle parking locations and parking bay stations; and (vi) inclusion of clearly articulated and measurable recommendations.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3							
B56	The updated management plans required by condition B55 must be submitted to the Planning Secretary for information, within 3 months of commencement of construction of the stadium above the concourse level and include evidence of consultation with the relevant stakeholders / public authorities.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3			X		X		Triggered within three months of PV&C-CC3 commencing
Wind Assessment												
B57	Prior to commencement of construction of above ground structures within the Precinct Village and multi-level carpark site, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Landscape masterplan(s), as approved in condition A2, continues to meet the applicable wind comfort criteria identified in the Wind Data Analysis prepared by ARUP dated 22 August 2023 and dated September 2021, particularly at the eastern boundary at the level split and realigned stairs.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3 and CCH4.	Not Triggered	Prior to PV&C CC#3			X		X		Landscape plan works triggered as part of PV&C - CC3.
Works Near Ausgrid Infrastructure												
B58	Prior to the commencement of any works within 2m of the Ausgrid assets, being the 132kV cables on Driver Avenue, Ausgrid must be notified of that construction activity.	Letter BESIX to BMG, 07/05/24 (confirmation of consultation with services providers) Site inspection 04/06/2025	Consultation has occurred with each relevant services provider, including Ausgrid. The consultation record states that works are outside the 2m zone of influence. No change.	Not Triggered	Prior to PV&C CC#1	X		X		X		As required
Geotechnics and Piling												
B59	The construction drawings must incorporate the recommendations set out in the Report on Geotechnical Investigation prepared by Douglas Partners dated May 2019 and the Precinct Village and Car Park (MOD 7) Geotechnical Assessment prepared by ARUP dated 12 October 2021 and Report on Geotechnical Investigation prepared by Douglas Partners dated 5 August 2024 (where applicable) in relation to excavation support, ground anchors, footings, piles and excavation or piling below the groundwater table (if relevant).	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Walpac Memorandum 7089/24 from Douglas Partners to BESIX Walpac re Precinct Village & Carpark (PV&C) - SSD/MOD10 Design Statement BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BMH-G Structural Plans, 6/09/24 / 19/12/24 prepared by Aurecon Australasia Pty Ltd Structural Design Certificate, 19/12/24 issued by Aurecon Australasia Pty Ltd Crown Certificate requirements List, R9 BMH-G, 19/02/25.	A memorandum was issued by Douglas Partners to BESIX Walpac to address SSD Condition B59, with reference to the revised geotechnical report for the project (99553.08.R.002.Rev0, date 5 August 2024) and the MOD10 Drawings (Cox Architectural Drawing Set and Aspect Studio Landscape Architecture Drawing Set, dated 26/07/2024). The memorandum noted that the revised geotechnical report for the project is considered suitable to support the modified design of the project detailed within the referenced drawing sets, which includes up to four basement levels on the western portion of the site and a single basement level on the eastern part of the site. Structural drawings were prepared as part of CC2 to incorporate this requirement. CC2 was issued by the Certifier on 18/03/25.	Compliant	Prior to PV&C CC#2		X					Applicable to PV&C - CC2 & CC3 only
B59A	The Precinct Village and carpark development must be partially tanked, with the construction methodology such as a seccant lined wall. The seccant wall is to provide cut-off into soil with water tightness category of BS8102:2009 Grade 1. The seccant pile wall should perform so as ensure there is no settlement of the heritage Busby's home including the brick lined manholes. The Applicant is to provide a statement by a Chartered Civil Engineer, confirming that the design is watertight as defined in this condition. The statement must be provided to the Certifier and to the Planning Secretary for information.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCH3.	Not Triggered			X					

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structures, services)	PV&C - CC#4 (Facade, Landscape / one ground Domain)	Commentary (PV&C Staging Report)	
B60	Prior to the commencement of construction, NSW Police must be contacted to stage a public safety tour of the site. The details of the staged public safety tour and other contracts must be provided to the Local Area Command, prior to the commencement of construction.	Site inspection and interview with auditees 04/06/2025 Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW/ re Acknowledgement report of submission of the Staging Report Letter 10/05/2023 DPE-VNSW/ re approval of the Staging Report	Complete. No change.	Not Triggered	Complete						
Design Integrity											
B61	Prior to the commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the Applicant must provide evidence to the satisfaction of the Planning Secretary demonstrating that the detailed design has been endorsed by the members of the DIAP.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3						
Road Safety Audit											
B62	Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark works, a Stage 3 (Detailed Design) Road Safety Audit for the proposed site in accordance with Australroads Guide to Road Safety Part 6: Managing Road Safety Audits and Australroads Guide to Road Safety Part 6A: Implementing Road Safety Audits must be prepared by an independent TNSW accredited road safety auditor.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X			
B63	Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the design drawings must be reviewed and updated to implement any necessary safety measures recommended by the Road Safety Audit required by condition B62.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X			
B64	Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the Road Safety Audit and any updated plans required by conditions B62 and B63 must be submitted to the Certifying Authority, TNSW and the Planning Secretary.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X			
Flood Planning											
B65	Prior to the commencement of construction of the Precinct Village and multi-level carpark, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the detailed stormwater drainage design and flood mitigation measures result in a demonstrated improvement to local flooding conditions during the 1% AEP event modelled in the technical note on flooding in response to DPE Comments 21/813 07/24/2023 prepared by David Thomson Whitford (NSW) Pty Ltd, dated 13 February 2024.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Walpac BCA Crown Certificate (CC2) CRO-25019, 18/03/2025 issued by BM+G Crown Certificate requirements List, R9 BM+G, 18/02/25. Crown Certificate requirements List, R9 BM+G, 18/02/25. Stormwater Drainage Design Statement, Aurecon, 08/02/25 (B65)	The stormwater design was prepared as part of the CC2 submission. The Design Statement confirms that the stormwater design meets the requirements of B65. CC2 was issued by the Certifier on 18/03/25.	Compliant	Prior to PV&C CC#1		X		X		
PART C DURING CONSTRUCTION											
Site Notices											
C1	A site notice(s): a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the builder, Certifying Authority and Structural Engineer (s) to satisfy the following requirements: b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; d) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	Site inspection and interview with auditees 04/06/2025 Refer to site photos on Appendix D	The site notice was in place and contained the information required by this condition.	Compliant	Prior to PV&C CC#1	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	e) The notices) is to be arranged at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.									
Operation of Plant and Equipment										
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 04/06/2025</p> <p>Site/kiosk plant onboarding and maintenance module (online)</p> <p>Plant &amp; Equipment Induction Records (ShareX):</p> <ul style="list-style-type: none"> <li>- 2115   Excavator   Mainland Civil   67104311828 date last serviced 20/4/25 next service 5500</li> <li>- 2173 / 28875   Excavator   Mainland Civil   67104311828 date last serviced 20/03/25 next service 1350</li> <li>- 2091 / EA02775   Excavator   Mainland Civil   67104311828 date last serviced 1/03/25 next service 8500</li> <li>- EX11 / HHK407/AEC000185   Excavator   Mainland Civil   67104311828 date last serviced 5/11/24 next service 1081</li> <li>- Reds Global Electric Tower Crane, Crane Safe commissioning report, 08/05/25 and Reds Global Plant &amp; Equipment Maintenance Records:</li> <li>- Excavator Plant No. 2115 current odometer 4990 hours next service 5500 hours – inspected on 2/04/25</li> <li>- Excavator Plant No. 2173 current odometer 1100 hours next service 1350 hours – inspected on 20/03/25</li> <li>- Excavator Plant No. 2090 current odometer 7990 hours next service 8500 hours – inspected on 1/03/25</li> <li>- Meso Excavator Hyundai HX145CR current odometer 1355 hours – inspected on 22/05/25</li> <li>- Surface drill Ailas Copco, audit, 25/03/25 (no faults), next service not yet due.</li> <li>- Operator competency Site M8 module (online)</li> </ul>	<p>SiteM8 is being used to complete plant onboarding and maintenance checks. The subcontractor is required to submit the necessary paperwork prior to the plant arriving / being approved for use.</p> <p>All plant on site appeared to have been onboarded and within service periods. Operator competencies were being carried out.</p>	Compliant	During Construction	X	X	X	X	
Construction Hours										
C3	Construction works, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 5pm, Mondays to Fridays inclusive; b) between 8am and 1pm, Saturdays; and c) No construction work may be carried out on Sundays or public holidays.	<p>Site inspection and interview with auditees 04/06/2025</p> <p>Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10)</p> <p>Construction Noise and Vibration Management Sub-Plan (CVMVSP) SFS PV&amp;C Rev 4 12/05/25 by Pulse White Acoustic</p> <p>Project Induction, Rev 4, 06/11/24</p> <p>Weekly Subcontractor Coordination Meeting, March – May 2025 (approved hours included as a standing agenda).</p> <p>Subcontractor Start up Meeting Presentation, Rev 4 (includes community engagement, parking and access, site hours, housekeeping)</p> <p>Complaints register current to April 2025</p>	<p>Hours are specified in the management plans and project induction, as well as Weekly Subcontractor Meetings and start up meetings).</p> <p>No complaints have been recorded regarding this requirement.</p>	Compliant	During Construction	X	X	X	X	
C4	Construction works on the days when events occur at SCGJ land must be undertaken in accordance with the following requirements unless prior approval for alternative arrangements is granted by Sydney Coordination Office and Transport Management Centre within NSW will respect to vehicle movements and SCGJ land with respect to event noise and impacts. a) construction or associated works must cease at least two hours prior to an event; b) no construction works are to be undertaken during an event; and	<p>Site inspection and interview with auditees 04/06/2025</p> <p>Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10)</p> <p>Construction Noise and Vibration Management Sub-Plan (CVMVSP) SFS PV&amp;C Rev 4 12/05/25 by Pulse White Acoustic</p>	<p>Venues (which is the SCGJ) has established a roster of bump in / out and construction works based on events at the SCGJ. The roster aligns with the closure of Driver Avenue (which is established by Venues in partnership with Transport, Greater Sydney Parklands, Police).</p> <p>Hours are specified in the management plans and project induction.</p>	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
C5	<p>Activities may be undertaken outside of the hours in condition C3:</p> <p>a) if the delivery of oversized plant or structures has been determined by the police or other public authorities to require special arrangements to transport along public roads; or</p> <p>b) in an emergency, to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>c) where the works and activities do not cause, when measured at the boundary of the most affected noise sensitive receiver:</p> <p>(i) Leq (15 minute) dB(A) noise levels greater than 5dB above the day, evening and night rating background level (RBL) as applicable; and</p> <p>(ii) L1 (1 minute) dB(A) or L<sub>max</sub> dB(A) noise levels greater than 15dB above the night RBL for night works;</p> <p>(iii) continuous or impulsive vibration values greater than those for human exposure to vibration, set out for residences in Table 2.2 in Environmental noise management - Assessing Vibration: a technical guideline (Department of Environment and Conservation, February 2009); and</p> <p>(iv) intermittent vibration values greater than those for human exposure to vibration, set out for residences in Table 2.4 in Environmental noise management - Assessing Vibration: a technical guideline (Department of Environment and Conservation, February 2009); or</p> <p>Note: For the purpose of this condition, the RBLs are those contained in an environmental assessment for the scheduled activity subject to this licence prepared under the Environmental Planning and Assessment Act 1979. Alternatively, the licensee may use another RBL determined in accordance with the NSW Noise Policy for Industry (EPA, 2017) and provided to the EPA prior to carrying out any works or activities under this condition.</p>	<p>Site inspection and interview with auditees 04/06/2025 Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10) Construction Noise and Vibration Management Sub-Plan (CVM/NSP) SFS PV&amp;C Rev 4 12/05/25 by Pulse White Acoustic Project Induction, Rev 4, 06/11/24 Complainants register current to April 2025</p>	<p>BESIX is issued with the SOG and Allianz Stadium Schedule of Events to allow for alignment of construction to the events and this condition. Large events that occurred in the audit period were limited to periods outside of construction hours. No complaints have been recorded regarding this requirement and neither venues nor BESIX have indicated whether they were in any way potentially overexposed the 2 hour cessation requirement.</p>	Compliant	During Construction	X	X	X	X		
C6	<p>The variation to the works hours in condition C5 must be approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of the activities in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	<p>Site inspection and interview with auditees 04/06/2025 Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10) Construction Noise and Vibration Management Sub-Plan (CVM/NSP) SFS PV&amp;C Rev 4 12/05/25 by Pulse White Acoustic Project Induction, Rev 4, 06/11/24 Complainants register current to April 2025 OOHW Application PV&amp;C-COHW-006 dated 30/01/25 1:00am-5:00am for one instance only in the weeks of Monday 10th February – Monday 24th February 2025 Letter 12/02/25 DPH&amp;VNSW re: DPH approval OOHW Application PV&amp;C-COHW-006 Newsletter SFS PV&amp;C OOH/W Notification 18-21/02/25, 1am – 5am</p>	<p>Hours are specified in the management plans and project induction. OOHW applications were prepared and the Department approved each prior to the OOH/W occurring. No complaints have been recorded relating to OOH/W.</p>	Compliant	During Construction	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C7	All works that generate noise exceeding 75dB(A) Leq (15mins) are subject to the daily/ weekly noise limits, as approved by the Planning Secretary in the CNVWSP in condition B25.	OOHW Application PV&C-OOHW-007 14/02/25 to be conducted from 10:0am-5:0pm on either Monday 3rd March or Tuesday 4th March 2025 Letter 30/3/25 Besix-DPH re: OOHW-007 Request for Extension Letter 21/02/25 DPH-VNSW re: DPH approval OOHW Application PV&C-OOHW-007 Newsletter SFS PV&C OOHW Notification 4/03/25, 1am – 5am OOHW Application PV&C-OOHW-008 27/03/25 14-15 April for delivery of mobile crane use to build the tower crane Letter 8/04/25 DPH-VNSW re: DPH approval OOHW Application PV&C-OOHW-008 Newsletter SFS PV&C OOHW Notification 05/05/25, 2am-10pm Toolbox Talks 20/02/25, 27/02/25, 2/05/25, (toolbox on OOHW as per OOHW application) All OOHW are available in the project website <a href="https://www.mooresparkrecreationvillage.com/services2">https://www.mooresparkrecreationvillage.com/services2</a>	Hours are specified in earthworks contract – which requires impact to the report for high noise included in the management plans. Monitoring is occurring via Site Hive and there were several isolated marginal exceedances of the 75dB(A) criteria (most of which were associated with non-project activities). Notwithstanding the intra-day register is communicated and appears to be adhered to. Noise exceedances were noted in the monitoring but were non-reportable, as they were not caused by BESIX Walpac's works. Noise monitoring data from September 2024 to March 2025 was reviewed and indicated compliance with the allowable construction noise level. Noise, dust, and vibration monitoring from January to April 2025 noted no exceedances, except for two instances in April 2025 and May 2025 at Kira Chilicare and NRL, which were attributed to vehicles noise and birds on the rooftop. No complaints have been recorded relating to noise.	Compliant						
C8	The Applicant must undertake the construction works in accordance with the most recent version of the approved CEWP (including Sub-Plans) and the CTPMP.	Site inspection and interview with audites 04/06/2025 SFS-0401 (Shelagh Daily LSN and Site Inspection Checklist) k) 22/01/2025 l) 12/02/2025 m) 06/03/2025	Monitoring has commenced as have inspections, and tree protection, erosion and sediment controls are in place as per the CEWP. Construction personnel are being inducted to site and trained in the project requirements. Unrecorded find protocol was implemented with the discovery of the Busby's bone. The heritage shaft was protected with vibration monitor in place. <b>Non-compliance:</b> There were construction personal vehicles parked on the footpath of Driver Avenue during the audit site inspection, this is in contravention of section 9 of the CTPMP.	Non-compliant	During Construction	X	X	X	X	
Implementation of Management Plans										
Construction Traffic										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
C9	All construction vehicles (excluding site personal vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site inspection and interview with auditees 04/06/2025 Complaints register current to April 2025	All plant and machinery are confined to site and the project team is not aware of any need to marshal or stage outside of the Project boundary. No complaints regarding this requirement have been received.	Compliant	During Construction	X	X	X	X		
C10	NSW Police and the Council must be notified of any road closures during the construction works on the site.	Site inspection and interview with auditees 04/06/2025	The auditees have not had to close any roads.	Not Triggered	During Construction	X	X	X	X		
<b>Hoarding Requirements</b>											
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding / fencing; b) the Applicant must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection and interview with auditees 04/06/2025 Refer to site photos in Appendix D	Hoarding is present but this is within the project footprint (not on or attached to Council / third party land). Shaded cloth and fencing has been erected. There was no third party advertising or graffiti on site.	Compliant	During Construction	X	X	X	X		
C12	No Obstruction of Public Way and Fire Booster  The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances.	Site inspection and interview with auditees 04/06/2025 Complaints register current to April 2025 Project Induction: Rev 4, 06/11/24 Weekly Subcontractor Coordination Meeting, March – May 2025 (approved hours included as a standing agenda). Subcontractor Start up Meeting Presentation, Rev 4 (includes community engagement, parking and access, site hours, housekeeping)	There is no works / equipment etc beyond the site boundary. There were personal vehicles and traffic cones / signs on the footpath during the audit site inspection (refer C9). These did not cause obstruction.	Compliant	During Construction	X	X	X	X		
C13	The access to SCG via Paddington Lane must be maintained at all times where reasonable and feasible. Where access along Paddington Lane to the SCG, from Moore Park Road, is proposed to be restricted at any time, Fire and Rescue NSW is to be advised in writing two days prior to access being restricted. The written advice is to be forwarded to the following email addresses of Fire and Rescue NSW: a) ME (Duty)Commander@fire.nsw.gov.au; b) ME Admin@fire.nsw.gov.au; and c) Firesafety@fire.nsw.gov.au.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-10, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	During Construction	X	X	X	X		Not applicable to PV&C.
C14	The Fire Booster Connections for the Fire Hydrant and Sprinkler Systems, serving the SCG, located on Paddington Lane, are not to be obstructed at any time and must be accessible to Fire and Rescue NSW personnel and pumping appliances at all times.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Wapac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	During Construction	X	X	X	X		Not applicable to PV&C.
<b>Construction Noise</b>											
C15	The noise generated by construction activities must be managed in accordance with the CNVWSP (condition B28).	Site inspection and interview with auditees 04/06/2025 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 22/04/25 by BESIX (revised following issue of MOD-10) Construction Noise and Vibration Management Sub-Plan (CNVWSP) SFS PV&C Rev 4 12/05/25 by Pulse White Acoustic Project Induction, Rev 4, 06/11/24 Complaints register current to April 2025 Noise Monitoring Report 2 - Sept to Nov 24 by Besix Noise Monitoring Report 3 – Jan to Mar 2025 by Besix Noise, Dust & Vibration Monitoring 1-31 Jan 2025 by Besix Noise, Dust & Vibration Monitoring 2-28 Feb 2025 by Besix Noise, Dust & Vibration Monitoring 1-31 Mar 2025 by Besix	This requirement was discussed in Section 6.1 of the CNVWSP. Monitoring has commenced as have inspections. People are being inducted to site and trained in the project requirements. Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NAL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVW). Noise exceedances were recorded by BESIX White's works. No vibration exceedances were recorded. OOHW applications were prepared and the Department approved each prior to the OOH-W occurring. No complaints have been recorded.	Compliant	During Construction	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
C16	The Applicant must ensure all construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential premises outside of the hours of work outlined under condition C3, C4 and C5.	Complaints register current to April 2025  Site inspection and interview with auditees 04/06/2025 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 5, 22/04/25 by Besix (Revised following issue of MOD-10) Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 4 12/05/25 by Pulse White Acoustic Project Induction, Rev 4, 06/11/24 Weekly Subcontractor Coordination Meeting, March – May 2025 (approved hours included as a standing agenda). Subcontractor Start up Meeting Presentation Rev 4 (includes community engagement, parking and access, site hours, housekeeping) Complaints register current to April 2025 SiteM8 daily pre-start (online) and associated Veyor truck booking registers	Hours are specified in the management plans and project induction. Rater C3 and C5. OAH/OOHV have been for OSOM deliveries or under another form of OOHV permit. Truck bookings are tracked via an app (Veyor), which is reviewed during each pre-start. No trucks have arrived outside of approved hours. No complaints have been recorded.	Compliant	During Construction	X	X	X	X		
C17	The Applicant must undertake short term attenuated noise monitoring for all High Noise Impact Works that predicted to exceed the NMLs, identified in the CNVMSP (G26), and any other works that generate noise exceeding 75dB(A) L <sub>Aeq</sub> (1hr) noise monitoring reports to produced and submitted to the Planning Department every three months following commencement of the construction to verify that: a) construction noise levels do not exceed the recommended NMLs identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; and b) Noise management and mitigation measures have been implemented	Noise, Dust & Vibration Monitoring 1-29 Apr 2025 by Besix  Noise Monitoring Report 3, January – March 2025 Letter 23/04/25 DP/HA/VNSW re: DP/HA acceptance of the Noise Monitoring Report 3, January – March 2025 OOHV Application PV&C-OOHV-006 dated 30/01/25 1:00am-5:00am for one instance only in the weeks of Monday 10th February – Monday 24th February 2025 Letter 12/02/25 DP/HA/VNSW re: DP/HA approval OOHV Application PV&C-OOHV-006 Newsletter SFS PV&C OOHV Notification 18-21/02/25, 1am – 5am OOHV Application PV&C-OOHV-007 14/02/25 to be conducted from 1:00am-5:00am on either Monday, 3rd March or Tuesday 4th March 2025 Letter 3/03/25 Besix-DPH re: OOHV-007 Request for Extension Letter 21/02/25 DP/HA/VNSW re: DP/HA approval OOHV Application PV&C-OOHV-007 Newsletter SFS PV&C OOHV Notification 4/03/25, 1am – 5am OOHV Application PV&C-OOHV-008 27/03/05 14-15 April for delivery of mobile crane use to build the lower crane Letter 8/04/25 DP/HA/VNSW re: DP/HA approval OOHV Application PV&C-OOHV-008 Newsletter SFS PV&C OOHV Notification 05/05/25, 2am–10pm Toolbox Talks 20/02/25, 27/02/25, 20/5/25, (toolbox on OOHV as per OOHV application) All OOHV are available in the project website <a href="https://www.zoooneatkeatereadchillie.com/documents">https://www.zoooneatkeatereadchillie.com/documents</a>	This requirement was discussed in Section 6.3.3 and Section 6.5 of the CNVMSP. The first quarterly report was prepared and submitted to the Department on 06/09/24. The auditees have not received any feedback on the report. The next quarterly report has been prepared, but it is yet to be submitted to the Department (due at the time of the third audit site inspection).	Compliant	During Construction	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C18	The intra-day respite periods, required by condition B28 of this development, consent must be reviewed on a monthly basis (or another timescale as agreed with the childcare centre, UTS or Fox Studios) in consultation with Kira Child Care Centre, UTS and Fox Studios. The respite periods are to be maintained / or amended as agreed with the sensitive noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the sensitive receivers, must be provided to the CCC and the Planning Secretary for information at least seven days prior to the implementation.	Site inspection and interview with auditees 04/06/2025 Construction Noise and Vibration Management Sub-Plan (CNVMSPP) SFS PV&C Rev 4 12/05/25 by Pulse White Acoustic (P/WNA) UTS, ARU, Kira Ora and NRL Lookahead communications, fortnightly to 26/11/24 (ongoing consultation about works and hours)	This requirement was discussed in Section 6.2 and Section 6.4 of the CNVMSPP, which has been developed in consultation with the identified receivers. There have been no changes requested for respite.	Compliant	During Construction	X	X	X	X	
C19	<b>Vibration Criteria</b> Vibration caused by construction activities at any residence or adjoining structure including all surrounding heritage items within or outside the boundary of the site must be limited to: a) the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation) for structural damage; b) the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time), for human exposure; and c) the vibration requirements of the Methodology Statement – Working Near Busby’s Bore prepared by Infrastructure NSW dated September 2018 as updated by condition B22 (being part of the CNVMSPP in condition B28), a maximum peak particle velocity of 5 mm/second in the vicinity of Shafts 8, 9 and 10 of the Busby’s Bore.	Site inspection and interview with auditees 04/06/2025 Construction Noise and Vibration Management Sub-Plan (CNVMSPP) SFS PV&C Rev 4 12/05/25 by Pulse White Acoustic (P/WNA) Slietive vibration monitoring results (online) PV&C Busby’s Bore (unexcaped find) Monthly Vibration Monitoring Reports July – Nov. 24, Pulse White Noise Acoustics Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration, & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX Noise Monitoring Report 2 - Sept to Nov 24 by Besix Noise Monitoring Report 3 – Jan to Mar 2025 by Besix Noise, Dust & Vibration Monitoring 1-31 Jan 2025 by Besix Noise, Dust & Vibration Monitoring 2-28 Feb 2025 by Besix Noise, Dust & Vibration Monitoring 1-31 Mar 2025 by Besix Noise, Dust & Vibration Monitoring 1-29 Apr 2025 by Besix Construction Vibration Monitoring Report, December 24 and January 25 Pulse White Noise	This requirement was discussed in Section 4.2, 4.3 and 6.6 of the CNVMSPP.  Section 6.6 of the CNVMSPP states that: <i>Based on the details include in this section of the report and the requirements of Busby Bore would not be required as part of the construction activities to be undertaken as part of the Moore Park Precinct Village and Carpark project.</i>  Vibration exceedances were identified in March and April at UTS, but BESIX investigated and were of the view that they occurred either outside of working hours, or when BESIX was working in a different area. The observed spikes indicate that they may have been a result of a local disturbance or the geophone.  <b>Observation:</b> Monitoring was conducted on the newly discovered Busby’s Bore. One spike was recorded in December 2024 at approximately 14:45 on 01/12/24. Investigations found it was an excavator tracking near the geophone. The plant was moved away from the geophone and no further exceedances were recorded and all the bricks were salvaged under the ARDEM.	Compliant	During Construction	X	X	X	X	
C20	Vibration comparators must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Site inspection and interview with auditees 04/06/2025 Construction Noise and Vibration Management Sub-Plan (CNVMSPP) SFS PV&C Rev 4 12/05/25 by Pulse White Acoustic (P/WNA)	This requirement was discussed in Section 5.5 of the CNVMSPP. There are no residential buildings within 30 metres of the works.	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C21	Vibration during the construction works must comply with the limits specified in conditions C19 and C20, unless otherwise agreed in the CNVMSF as required by condition B28 and forming a part of the CEMF.	<p>PV&amp;C Busby's Bore (unexcavated find) Monthly Vibration Monitoring Reports July – Nov 24, Pulse White Noise Acoustics</p> <p>Noise Monitoring Report 2 - Sept to Nov 24 by Besix</p> <p>Noise Monitoring Report 3 – Jan to Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Jan 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 2-28 Feb 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-29 Apr 2025 by Besix</p> <p>Noise Monitoring Report 3: January – March 2025 Letter 23/04/25 DPH:VNSW re: DPHI acceptance of the Noise Monitoring Report 3: January – March 2025</p>	<p>This requirement was discussed in Section 4.2, 4.3 and 6.6 of the CNVMSF.</p> <p>Vibration exceedances were identified in March and April, but BESIX investigated and were of the view that they occurred either outside of working hours, or when BESIX was working in a different area. The observed spikes indicate that they may have been a result of a local disturbance of the geophone.</p>	Compliant	During Construction	X	X	X	X	
C22	Ongoing vibration monitoring must be conducted during the excavation works in the vicinity of Stables 9 and 10 of the Busby's Bore.	<p>Site Inspection and interview with auditees 04/06/2025 Construction Noise and Vibration Management Sub-Plan (CNVMSF) SFS PV&amp;C Rev 4 12/05/25 by Pulse White Acoustic (PWNA)</p> <p>Construction Heritage Management Plan (CHMP) Rev 1, 21/05/24 by Artefact Heritage Services</p>	<p>This requirement was discussed in Section 6.6 of the CNVMSF. Section 6.5 of the CNVMSF states that 'based on the details of the SSD Conditions and the details of the Busby Bore, the vibration monitoring of Busby Bore would not be required as part of the construction activities to be undertaken as part of the Moore Park Precinct.'</p>	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
		<p>Sheathie vibration monitoring results (online)</p> <p>PV&amp;C Busby's Bore (unexpected find) Monthly Vibration Reports July – October 24, Pulse White Noise Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics</p> <p>Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics</p> <p>Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Jan 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 2-28 Feb 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-29 Apr 2025 by Besix</p> <p>Construction Vibration Monitoring Report, December 24 and January 25 Pulse White Noise</p>	<p>Village and Campak project. Monitoring was conducted on the newly discovered Busby's Bore. One spike was recorded in December 2024 at approximately 14.45 on 01/12/24. Investigations found it was an excavator tracking near the geophone. The plant was moved away from the geophone and no further exceedances were recorded.</p>								
C23	<p><b>Tree Protection</b></p> <p>For the duration of the construction works:</p> <ol style="list-style-type: none"> <li>all trees on the site that are not approved for removal must be protected throughout the duration of construction works in accordance with the CBMSF.</li> <li>street trees must be retained unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</li> <li>all street trees to be retained must be protected at all times during construction as per the relevant Australian Standard. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced to the satisfaction of Council;</li> <li>all works within the specified tree protection zones or structural root zones of trees to be retained on the site, must be carried out under the supervision of the Project Arborist;</li> <li>during the course of works, alternative tree protection measures must be installed, as required, under the supervision of the Project Arborist nominated in the CEMP;</li> <li>all trees that require to be pruned for site access but must be assessed by the Project Arborist and the pruning must be carried out in accordance with the CBMSF;</li> <li>the removal of tree protection measures, following completion of the works, must be carried out under the supervision of the Project Arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater;</li> <li>additional Arboricultural Impact statements must be completed by the Applicant, if any construction works require widening of paths, installation of lighting and other infrastructure within the tree protection zones of any trees within the land managed by the Centennial Parks and Moore Park Trust; and</li> <li>all works (if any) within the land owned by Centennial Parks and Moore Park Trust must be carried out in accordance with the Botanic Gardens and Centennial Parklands Tree Protection Policy.</li> </ol>	<p>Site inspection and interview with auditors 04/06/2025</p> <p>Biodiversity Management Sub-Plan (CBMSF) SFS PV&amp;C Rev 04, 22/04/23 by BESIX Wapac (B27) Letter 29/07/2024 VNSW-DPH re: Tree removal TN173 &amp; TN175</p> <p>Post Approval Form 29/07/2024 re: submission of Tree removal TN173 &amp; TN175 (under B27) Email 24/07/2024 BEX-Council re: Tree removal TN173 &amp; TN175</p> <p>Arboricultural Impact Assessment Rev B, 29/06/24 by Tree IQ</p> <p>Refer to site photos on Appendix D</p>	<p>On 18/07/2024, BESIX submitted a request to VNSW for the removal of two trees (TN173 and TN175), identified as being in poor condition or posing a high risk by the Project Arborist in the Arboricultural Impact Assessment dated 25/06/2024.</p> <p>Notification requirement to the DPH and Council was undertaken.</p> <p>Mod 10 captured an updated tree retention / landscape plan, which captured the removal of TN173 and TN 175.</p> <p>The Tree Retention and Removal Plan was updated to Revision 3, which is included in the updated CBMSF Rev 3. The plan was revised to incorporate the recommendation of the project arborist for the removal of TN173 and TN175 due to their poor condition. TN174 was also reflected in the revised tree plan.</p>	Compliant							
C24	<p><b>Dust Minimisation</b></p> <p>During construction works, the Applicant must ensure that:</p> <ol style="list-style-type: none"> <li>dust minimisation measures identified in the CEMP are implemented at all times;</li> <li>all construction waste and stockpiles are covered at all times;</li> <li>exposed surfaces and stockpiles are suppressed by appropriate methods;</li> <li>all trucks entering or leaving the site with loads have their loads secured and covered.</li> </ol>	<p>Site inspection and interview with auditors 04/06/2025</p> <p>Construction Air Quality Management Sub-Plan (CAQMSF) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Wapac</p> <p>Project Induction, Rev 4, 06/11/24</p> <p>Complaints register current to April 2025</p>	<p>The requirement under this condition is discussed in the CAQMSF. Dust management has been communicated to the workforce through the induction and management plans.</p> <p>Wheeled wash and fog cannons observed. Stockpiles are shaped. Polymers were applied during site shutdown periods. Haul roads are free of material as are surrounding roads.</p>	Compliant	During Construction	X	X	X	X		

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>e) trucks associated with the development do not track dirt onto the public road network.</p> <p>f) public roads used by project related trucks are kept clean, and</p> <p>g) hydraulic shears are used instead of rock breakers, where feasible.</p>	<p>Site Make inspection and corrective action module (online), including direction to apply polymer to stockpiles</p> <p>Site Hive PM10 and PM2.5 monitoring results (online)</p> <p>BESIX Waipac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results)</p> <p>Noise Monitoring Report 2 - Sept to Nov 24 by Besix</p> <p>Noise Monitoring Report 3 - Jan to Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Jan 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 2-28 Feb 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-29 Apr 2025 by Besix</p> <p>Noise Monitoring Report 3: January - March 2025 Letter 23/04/25 DP/HA/NSW re: DPHI acceptance of the Noise Monitoring Report 3: January - March 2025 Site photos, 19/12/24, 08/02/25</p>	<p>Dust is being monitored at the NRL building, with alerts of exceedances issued to key BESIX personnel. Several exceedances were recorded in January and in March (during bulk excavation). BESIX advised in writing to the Project Control Group that: <i>When these exceedances were caused during working hours, works ceased and additional corrective measures were put in place such as additional dust suppression or work ceased till wind gusts dropped.</i></p> <p>No complaints have been received regarding this requirement.</p>							
<b>Air Quality Discharges</b>										
C25	<p>The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSIP required by condition B26.</p>	<p>Site inspection and interview with auditees 04/08/2025 Construction Air Quality Management Sub-Plan (CAQMSIP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Waipac</p> <p>Siteable plant onboarding and maintenance module (online) Refer evidence from C2.</p>	<p>The requirement under this condition was discussed in Section 1.11.1 and Section 1.7 of the CAQMSIP. Potential for air pollutants to be discharged is limited. Plant is being maintained. Refer finding from C2.</p>							
C26	<p>Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3690).</p> <p>This would include monitoring points in appropriate locations on the site boundary and in Paddington and Moore Park. Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be agreed in consultation with the EPA and detailed within the CAQMSIP.</p>	<p>Site inspection and interview with auditees 04/08/2025 Construction Air Quality Management Sub-Plan (CAQMSIP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Waipac</p> <p>Email 19/06/2024 VNSW-EPA re: Dust Deposition Monitoring Locations and Frequency (Condition C26)</p> <p>Site Hive PM10 and PM2.5 monitoring results (online)</p> <p>BESIX Waipac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results)</p> <p>Noise Monitoring Report 2 - Sept to Nov 24 by Besix</p> <p>Noise Monitoring Report 3 - Jan to Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Jan 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 2-28 Feb 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-31 Mar 2025 by Besix</p> <p>Noise, Dust &amp; Vibration Monitoring 1-29 Apr 2025 by Besix</p> <p>Noise Monitoring Report 3: January - March 2025 Letter 23/04/25 DP/HA/NSW re: DPHI acceptance of the Noise Monitoring Report 3: January - March 2025</p>	<p>The requirement under this condition is discussed in the CAQMSIP.</p> <p>Site Hive hexanodes are being used instead of dust deposition gauges. The Auditor is of the view that this method is superior. Dust is being monitored at the NRL building, with alerts of exceedances issued to key BESIX personnel. Several exceedances were recorded in January and in March (during bulk excavation). BESIX advised in writing to the Project Control Group that: <i>When these exceedances were caused during working hours, works ceased and additional corrective measures were put in place such as additional dust suppression or work ceased till wind gusts dropped.</i></p>							
<b>Erosion and Sediment Control</b>										
C27	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction in accordance with the CSWMSIP.</p>	<p>Site inspection and interview with auditees 04/08/2025 Construction Soil and Water Management Plan (CSWMSIP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Waipac</p> <p>Erosion and Sediment Control Plan Stage 3, Rubicon, ERSED inspection report 17/12/24</p>	<p>The erosion and sediment control measures were discussed in the CSWMSIP and presented in the ERSED. The controls on site aligned with the documents.</p>							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Imported Soil			<b>Observation:</b> There is a waste concrete dump on the southern side of the site that requires additional bunding to ensure containment is adequate.							
C28	The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) ensure that imported material for the playing field inside the stadium meets the Recreational / Recreational Open Space criteria defined in Schedule B1 of the National Environment Protection Measure, As Amended (NEPEC, 2013); c) keep accurate records of the volume and type of material to be used; and d) make these records available to the Department and the Certifying Authority upon request.	Site inspection and interview with auditees 04/06/2025 Construction Soil and Water Management Plan (CSWMSWP) SFS PV&C Rev. 02, 07/05/24 by BESIX Waipac Tunnel Soil Resource Recovery order and Exemption, April 23 (expiry 30/09/25) Letter 20/04/23 from John Holland CBP Ghella re: Sydney Metro West – Eastern Tunneling Package Routine Tunnel Soil Compliance Report 2024 Quarter 1- March Stockpile Sydney Metro West (Eastern Tunneling Package), 28 O'Connell Street, Sydney NSW 120/03/24 by ADE Consulting Group Cartage Import Tracking Summary (5/07/24 – 14/10/24) by Mainland Civil – Sandstone Eastern Tunneling Package EPA Form - Original, To be Completed by Landowner and Given to Waste Transporter or Displayed at Waste Facility 24/06/24 signed by BESIX Waipac (for VENM Sandstone RRO/VENM 4500) Certificate of Analysis 354841 (3 soil), 27/06/24 by Envirob Services PtyL	Imported soil was discussed in Section 9 of CSWMSWP. VENM sandstone from the Eastern Tunneling Package was imported to the site, with the recorded volume documented in the Cartage Import Tracking Summary dated 5/07/24 – 14/10/24. The tunnel spoil is approved by the EPA under a specific Exemption/Order. Note: The Auditor has reviewed the material import registers/ and material classification records prepared by others and presented by the auditee/client. <i>The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, and does the Auditor guarantee that the imported material is the same volume, classification or type as that described in the auditee material classification records.</i>	Compliant	During Construction	X	X	X	X	
C29	Following the completion of the Aboriginal archaeological test excavation, recording and salvage (if any), a post-excavation report is to be prepared in consultation with the R&Ps and the recommendations in the ACH&R. A copy of the post excavation report is to be submitted to the Planning Secretary for information within 6 months of completion of the bulk earthworks within the site or within 6 months of completion of the Aboriginal archaeological excavation Program (whichever occurs later).	Site inspection and interview with auditees 04/06/2025 Artefact Memo, 19/04/23 (advice on archaeological requirements)	The memo from Artefact states that the Aboriginal heritage impact assessment for the Early Works scope is consistent with the assessment for the PV&C in the 2021 ACH&P (SFS-JHG-00-PLN-PM060007). The PV&C footprint including the Early Works footprint has low potential for Aboriginal archaeology and recommended the works would be managed under the Unexpected Find Policy. As the areas of identified archaeological potential are within the stadium footprint and outside the Modification 7 Early Works footprint no archaeological testing or monitoring would be required.	Not Triggered	During Construction	X	X	X	X	If required,
C30	Following the completion of all Aboriginal archaeological works, an Aboriginal Site Impact Recording Form must be completed and filed to the Aboriginal Heritage Information Management System (AHIMS) Register for the SFS PAD 1 site.	Site inspection and interview with auditees 04/06/2025 Artefact Memo, 19/04/23 (advice on archaeological requirements)	The memo from Artefact states that the Aboriginal heritage impact assessment for the Early Works scope is consistent with the assessment for the PV&C in the 2021 ACH&P (SFS-JHG-00-PLN-PM060007). The PV&C footprint including the Early Works footprint has low potential for Aboriginal archaeology and recommended the works would be managed under the Unexpected Find Policy. The Modification 7 Early Works would be undertaken under an expected Find protocol in relation to Aboriginal heritage. In the event that any additional artefacts are discovered, the AHIMS Register is included in Appendix A of the 2021 ACH&P (SFS-JHG-00-PLN-PM060007). As the areas of identified archaeological potential are within the stadium footprint and outside the Modification 7 Early Works footprint no archaeological testing or monitoring would be required.	Not Triggered	During Construction	X	X	X	X	Requirement is met. No artefacts were found and is not linked to CC.
C31	At the completion of the archaeological program (non-Aboriginal archaeology) or within 6 months of completion of the bulk earthworks within the site (whichever occurs earlier), a final post-excavation report (including all site records and detailed artefact analysis) must be prepared and submitted for information to the Planning Secretary, the Heritage NSW, Heritage Division and the City of Sydney local studies library. The final excavation report must identify the location	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Waipac Construction Heritage Management Plan (CHMP) Rev 4, 29/01/25 by Artefact Heritage Services	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period. It will be covered under post completion of CC#2.	Not Triggered	After PV&C CC#2		X			As required
Post-excavation report - Historic Archaeology										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(conserved in entirety) of retained archaeological relics recovered from the archaeological program (if any). <i>Note: This will ensure the results of the archaeological program are clearly explained to the public and accessible.</i>	Working Near Busby' Bore – SFS PV&C Rev 4 28/02/25 by Artefact	CH#2 and Working Near Busby's Bore were updated to incorporate the unopened find of the heritage well/shaft or the Busby's bore. Bulk earthworks are still ongoing during the audit period. Hence, this requirement has not yet been triggered.							
C31A	At the completion of the Precinct Village archaeological program undertaken in accordance with the ARDEM prepared under condition B44A, or within 12 months of completion of the bulk earthworks within the site (whichever occurs earliest), a final post-excavation Heritage Report (including all site records and detailed artefact analysis) must be prepared and submitted for information to the Planning Secretary, Heritage NSW, and the City of Sydney local studies library.	Site inspection 04/06/25 Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Waipac Briefing note: Artefact to BESIX, 22/05/25	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCF3.  In situ recording is complete and Artefact have been staged in the form of a memo. However, the archaeological program is still ongoing. In that records are still being managed and cataloguing is ongoing. Bulk excavation is still ongoing. Therefore the post excavation Heritage Report is not yet due.	Not Triggered						
C31B	The final post-excavation Heritage Report for the Precinct Village must: (a) include detailed recording of a suitably representative sample or number of sections of the Busby's Bore Spur Shaft and Tunnel, informed by 3D photography and photogrammetry; (b) detail any archival recording and further historical research either undertaken to be gained and; (c) document the significance of any removed fabric; and (d) detail the key findings of the archaeological investigations within the context of Busby's Bore.	Site inspection 04/06/25 Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Waipac Briefing note: Artefact to BESIX, 22/05/25	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCF3.  In situ recording is complete and Artefact have provided a memo on the status of this, however the archaeological program is still ongoing (in that records are still being managed and cataloguing is ongoing). Bulk excavation is still ongoing. Therefore the post excavation Heritage Report is not yet due.	Not Triggered						
C31C	The Applicant must develop a heritage salvage register in consultation with a suitably qualified heritage specialist. The register must identify significant items to be salvaged, salvage must occur for items that are assessed as having heritage significance and the potential for reuse. Salvage must occur in consultation with Heritage NSW.	Site inspection 04/06/25 Staging Report SFS PV&C Stage 2 SSD 9835 MOD-10, 10/04/25 by BESIX Waipac Revised Historical Archaeological Research Design, Artefact April 2025. Briefing note: Artefact to BESIX, 22/05/25	As per Staging Report under SSD 9835 MOD-10, this requirement is not yet triggered during this audit period will be cover under CCF3.  Section 7.4 of the updated ARDEM states that 'All context numbers, plans, sections, photographs, and levels would be recorded on registers during the testing and monitoring program to support cross-referencing of data post-excavation. A heritage salvage register will be prepared in accordance with the requirements of approved MOD10 Condition C31C.'	Not Triggered.						

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Site Auditor										
C32	The nominated Site Auditor be appointed throughout the duration of the construction works.	Interim Audit Advice 014, Senversa, 17/03/25 (Progressive Material Tracking Records and Waste Classification Documentation) Interim Audit Advice 013, Senversa, 10/03/25 (Review of Updated Report on Proposed Eastern Carpark Borrow Pit) Interim Audit Advice 012, Senversa, 21/02/25 (Progressive Material Tracking Records – October to December 2024, and Response to IAA05 and IAA08) Interim Audit Advice 011, Senversa, 21/02/25 (Review of Updated Report on Proposed Eastern Carpark Borrow Pit) Interim Audit Advice 010, Senversa, 6/02/25 (Review of Dewatering Management Plan) Interim Audit Advice 009, Senversa, 28/11/24 (Eastern Carpark Borrow Pit) Interim Audit Advice 008, Senversa, 28/11/24 (Progressive Material Tracking Records Sep-Oct 24) Interim Audit Advice 007, Senversa, 10/10/24 (Eastern Carpark Borrow Pit) Interim Audit Advice 006, Senversa, 10/10/24 (Review of CEMP) Interim Audit Advice 005, Senversa, 08/10/24 (Response to IAA 003 and Progressive Material Tracking Records Aug-Sep 24) Interim Audit Advice 004, Senversa, 19/09/24 (Waste Classification) Interim Audit Advice 003, Senversa, 27/08/24 (Progressive Material Tracking Records June-August 24) Interim Audit Advice 002, Senversa, 05/08/24 (Review of the RAP) Interim Audit Advice 001, Senversa, 01/07/24 (Review of the original RAP)	The Contaminated Sites Auditor has been engaged (Jason Gray, who continued from earlier packages).	Compliant	During Construction	X	X	X	X	
C33	If unexpected contamination is found during site works at levels that may pose a risk to human health or the environment, the unexpected finds protocol in accordance with the CEMP (condition B22) must be implemented on site and the Site Auditor must inform the Planning Secretary immediately.	Site inspection and interview with address 04/06/2025 Construction Soil and Water Management Plan (CSWMS/P) SFS PV&C Rev 02, 07/09/24 by BESIX Walpac	The unexpected contamination was discussed in the CSWMS/P. According to the auditees, there have been no unexpected finds to date.	Not Triggered	During Construction	X	X	X	X	As required

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
C34	<p>Within six weeks of the completion of bulk earthworks (or as otherwise agreed by the Planning Secretary), the Site Auditor must provide a Section A Site Audit Statement and accompanying Site Audit Report to the Planning Secretary for information to assist any further consideration regarding the proposed works and to confirm consistency of the form of the proposed form with (MOD-1)</p> <p>The nominated Site Auditor must ensure that any work required in relation to soil or groundwater contamination is appropriately managed throughout the construction works. If work is to be completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice. (MOD-1)</p>	<p>Interim Audit Advice 014, Senversa, 17/03/25 (Progressive Material Tracking Records and Waste Classification Documentation)</p> <p>Interim Audit Advice 013, Senversa, 10/03/25 (Review of Updated Report on Proposed Eastern Carpark Borrow Pit)</p> <p>Interim Audit Advice 012, Senversa, 21/02/25 (Progressive Material Tracking Records – October to December 2024, and Response to IAA05 and IAA06)</p> <p>Interim Audit Advice 011, Senversa, 21/02/25 (Review of Updated Report on Proposed Eastern Carpark Borrow Pit)</p> <p>Interim Audit Advice 010, Senversa, 6/02/25 (Review of Dewatering Management Plan)</p> <p>Interim Audit Advice 009, Senversa, 28/11/24 (Eastern Carpark Borrow Pit)</p> <p>Interim Audit Advice 008, Senversa, 28/11/24 (Progressive Material Tracking Records Sep-Oct 24)</p> <p>Interim Audit Advice 007, Senversa, 10/10/24 (Eastern Carpark Borrow Pit)</p> <p>Interim Audit Advice 006, Senversa, 10/10/24 (Review of CEMP)</p> <p>Interim Audit Advice 005, Senversa, 08/10/24 (Response to IAA 003 and Progressive Material Tracking Records Aug-Sep 24)</p> <p>Interim Audit Advice 004, Senversa, 19/09/24 (Waste Classification)</p> <p>Interim Audit Advice 003, Senversa, 27/08/24 (Progressive Material Tracking Records June-August 24)</p> <p>Interim Audit Advice 002, Senversa, 05/08/24 (Review of the RAP)</p> <p>Interim Audit Advice 001, Senversa, 01/07/24 (Review of the original RAP)</p>	<p>The Contaminated Sites Auditor has verified that the works are proceeding appropriately with Interim Audit Advice being issued.</p> <p>During the audit period, 5 Interim Audit Advice was issued by Senversa to the project which include of the following:</p> <ul style="list-style-type: none"> <li>- Review of Dewatering Management Plan</li> <li>- (2x) Review of Updated Report on Proposed Eastern Carpark Borrow Pit</li> <li>- Progressive Material Tracking Records – October to December 2024, and Response to IAA05 and IAA06</li> <li>- Progressive Material Tracking Records and Waste Classification Documentation</li> </ul>	Compliant	During Construction	X	X	X	X		As required
C35	<p>The existing Underground Petroleum Storage System is to be fenced off and protected prior to the commencement of any works that may compromise the system. The proponent must manage the existing underground petroleum storage system at the site as per the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 and the CEMP, required by condition B22.</p>	<p>Site inspection and interview with auditees 04/06/2025</p>	<p>The UPSS did not appear to be at risk of being compromised during project works as this is to the east of the SFS. The UPSS currently sits outside of the active works footprint.</p>	Not Triggered	During Construction	X	X	X	X		As required

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Waste Storage and Processing										
C36	The construction waste must be managed and disposed of in accordance with the CWMSP required by condition 524.	<p>Site inspection and interview with auditee 04/06/2025 Construction Waste Management Sub-Plan (CWMSP) SFS PV&amp;C Rev 04, 13/02/25 by BESIX Walpac</p> <p>Interim Audit Advice #1: Douglas Partners – Remediation Action Plan 7 June 2024, dated 1/07/2024 by Senversa</p> <p>Interim Audit Advice #2: Douglas Partners – Revised Remediation Action Plan 8 July 2024, dated 5/08/2024 by Senversa</p> <p>Interim Audit Advice #3: Progressive Material Tracking Records – June to August 2024, dated 27/09/2024 by Senversa</p> <p>Interim Audit Advice #4: Waste Classification – Western Carpark, Douglas Partners 2024, 19/09/2024 by Senversa</p> <p>Interim Audit Advice #05: Response to IAA03 and Additional Progressive Material Tracking Records – August to September 2024, dated 8/10/2024 by Senversa</p> <p>Interim Audit Advice #06: Review of CEMP, dated 10/10/2024 by Senversa</p> <p>Interim Audit Advice #07: Review of Interim Report on Proposed Eastern Carpark Borrow Pit, dated 10/10/2024 by Senversa</p> <p>Interim Audit Advice #08: Progressive Material Tracking Records – September – October 2024, dated 23/10/2024 by Senversa</p> <p>Interim Audit Advice #09: Review of Updated Report on Proposed Eastern Carpark Borrow Pit, dated 26/11/2024, by Senversa</p>	<p>Senversa Pty Ltd has been engaged by BESIX Walpac Pty Ltd (W&amp;A) NSW Environment Protection Authority (EPA) site auditor accredited under the Contaminated Land Management Act 1997 (the CLM Act)</p> <p>Waste on site appeared to be secured and well maintained.</p>	Compliant	During Construction	X	X	X	X	
C37	Waste must be secured and maintained within designated waste storage areas within the site at all times until picked up by a waste disposal contractor.	<p>Site inspection and interview with auditee 04/06/2025 Construction Waste Management Sub-Plan (CWMSP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Walpac</p>	<p>Requirement under this condition was discussed in Section 3 of the CWMSP.</p> <p>Waste on site appeared to be secured and well maintained.</p>	Compliant	During Construction	X	X	X	X	
C38	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interview with auditee 04/06/2025 Construction Waste Management Sub-Plan (CWMSP) SFS PV&amp;C Rev 04, 13/02/25 by BESIX Walpac</p> <p>EPL 10699 (Eco Cycle materials EPL)</p> <p>Report on Waste Classification at PV&amp;C Western Carpark, Driver Avenue, Moore Park NSW prepared by Douglas Partners:</p> <ul style="list-style-type: none"> <li>- 19/06/2024- Asphalt</li> <li>- 26/07/2024- Piling Spoil Batch 1</li> <li>- 9/08/2024- Piling Spoil Batch 2</li> <li>- 30/09/2024- Piling Platform</li> <li>- 10/09/2024- Jet Grout Spoil Batch 1</li> <li>- 18/09/2024- Jet Grout Spoil Batch 2</li> <li>- 21/09/2024- VENM Area 1</li> <li>- 24/09/2024- Jet Grout Spoil Batch 3</li> <li>- 9/10/2024- VENM Area 2</li> <li>- 22/10/2024- VENM Area 3 and shoring wall excavation</li> </ul> <p>Bingo Skip Monthly Waste Report Aug-Oct 2024 Waste Management &amp; Recycling Plan of Bingo Industries</p>	<p>Requirement under this condition was discussed in Section 3 of the CWMSP.</p> <p>All waste generated on site was classified as per Report on Waste Classification prepared by Douglas Partners.</p> <p>Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 25/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TTP location and address.</p> <p>The Bingo Skip Monthly Waste Report for August–October 2024 was provided, detailing the waste classification produced on-site, which includes: recyclable brick/tiles, solid sand/grubble fines, metals, green waste, plastic, concrete, timber, cardboard /paper, plasterboard, and general waste.</p> <p>The Waste Management &amp; Recycling Plan of Bingo Industries was sighted, providing details of their recycling facilities along with the corresponding EPL Licence No.</p>	Compliant	During Construction	X	X	X	X	
C39	Dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<p>Site inspection and interview with auditee 04/06/2025 Waste Management &amp; Recycling Plan of Bingo Industries</p>	<p>There was no material tracking observed during the site inspection. Only 3 truckloads of material have left</p>	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C40	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or waterbody.	Site Inspection and interview with auditees 04/06/2025 Construction Soil and Water Management Plan (CSWMS) SFS PV&C Rev. 04, 22/04/25 by BESIX Waipac	Concrete waste bin and concrete washout tray was observed during the site inspection. <b>Observation:</b> There is a waste concrete sump on the southern side of the site that requires additional bunding to ensure containment is adequate.	Compliant	During Construction	X	X	X	X	
C41	The movement of materials from stockpiles of waste materials for disposal and / or materials for reuse or recycling must be recorded at all times.	Site Inspection and interview with auditees 04/06/2025 Construction Waste Management Sub-Plan (CWMS) SFS PV&C Rev. 04, 13/02/25 by BESIX Waipac EPL 10699 (Eco Cycle materials EPL) Cartage Export Tracking Summary/25/06/2024-23/11/2024 by Mainland Civil	Requirement under this condition was discussed in Section 3 of the CWMS. Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 23/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TTP location and address.	Compliant	During Construction	X	X	X	X	
C42	The waste materials stockpiled for disposal and materials stockpiled for re-use or recycling must be appropriately managed to ensure waste streams reach their intended final destinations, being permitted legally able to accept those wastes and materials for reuse or recycling	Site Inspection and interview with auditees 04/06/2025 Construction Waste Management Sub-Plan (CWMS) SFS PV&C Rev. 04, 13/02/25 by BESIX Waipac EPL 10699 (Eco Cycle materials EPL) Cartage Export Tracking Summary/25/06/2024-23/11/2024 by Mainland Civil Bingo Skip Monthly Waste Report Aug-Oct 2024 Waste Management & Recycling Plan of Bingo Industries	Requirement under this condition was discussed in Section 3 of the CWMS. Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 23/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TTP location and address. The Bingo Skip Monthly Waste Report for August-October 2024 was provided, detailing the waste classification produced on-site, which includes recyclable brocklites, solid sand/rubble fines, metals, green waste, plastic, concrete, timber, cardboard /paper, plasterboard, and general waste. The Waste Management & Recycling Plan of Bingo Industries was sighted, providing details of their recycling facilities along with the corresponding EPL Licence No.	Compliant	During Construction	X	X	X	X	
C43	The following matters must be complied with during construction works: a) adequate lighting be provided at the site at night time; b) the site is to be secured at night or during periods of inactivity; c) all site personnel including the engineers, workers, visitors, security guards, etc are to be vetted and to follow instructions and warnings as stipulated in a formal induction process; and d) NSW Police are to be notified of suspicious activities or objects in or around the site during demolition and construction work.	Site Inspection and interview with auditees 04/06/2025 Project Induction, Rev 4, 06/11/24 Site M8 personal module (online)	A site fence is in place preventing access. All personnel are subject to site induction. People are being inducted to site and trained in the project requirements and cannot access site unless approved via Site M8. Note that waiting for the PV&C construction is limited to verifying that a person is who they say they are and that they are competent. There is no access to the site when not active and at no time does the PV&C workers enter the neighbouring facilities without permission.	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Dewatering										
C44	In the event that groundwater is intercepted during construction works and the resulting water is not used for any purpose, it must be captured and stored from the relevant sub-surface (such as the Water Group within the Department or Council's Public Domain Unit for any discharge of groundwater into Council's stormwater system).	Site inspection and interview with address 04/06/2025 Construction Soil and Water Management Plan (CSWMSWP) SFS PV&C Rev.02, 07/05/24 by BESIX Wapac Discharge Permits at Western Carpark Southern Boundary issued to BW Construction for the following dates with water quality records (turbidity, total suspended solids, pH, oil & grease): - 9/01/25 to 24/03/25 (11.42, 11.42, 7.0, none) - 14/02/25 to 28/02/25 (17.57, 17.57, 6.70, none) - 3/03/25 to 14/03/25 (17.57, 17.57, 6.70, none) - 15/05/25 to 30/05/25 (11.35, 11.35, 8.13, none) Discharge Permits at Eastern Carpark OB Compound issued to BW Construction for the following dates with water quality records (turbidity, total suspended solids, pH, oil & grease): - 28/03/25 to 11/04/25 (11.80, 11.80, 6.57, none) Certificate of Analysis issued by EnviroLab to Douglas Partners for the following - Cert No. 370027, 8/01/25 - Cert No. 373241, 17/02/25 - Cert No. 371882, 3/02/25 - Cert No. 379518, 2/05/25 - Cert No. 376493, 25/03/25 PH and Turbidity Readings 3-30/04/25 by Mainland Civil PH and Turbidity Readings 1-29/05/25 by Mainland Civil Standard Operating Procedure – Dewatering Rev 4, 14/10/24 prepared by Mainland Civil	Reassessment under this condition was discussed in the CSWMSWP Discharge permits at the Western Carpark Southern Boundary and at the Eastern Carpark OB Compound were issued by BESIX to BW Construction on five occasions during the audit period. The permits included water quality records such as turbidity, total suspended solids, pH, and oil & grease, and were certified by an engineer and project representatives from BESIX. The permits included a Certificate of Analysis undertaken by EnviroLab for the water to be discharged. PH and Turbidity Readings for April to May 2025, prepared by Mainland Civil, included the date and time, daily discharge volume, pH readings, turbidity readings, discharge acceptability, and discharge records. The results indicated that the water was acceptable for discharge at E13-3 and F1-E14 into the Sydney Water stormwater system.	Compliant	During Construction	X	X	X	X	Relevant information was obtained in the
<b>PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>										
Notification of Occupation										
D1	At least one month before the occupation of the stadium (including any office or administrative functions within the stadium), the date of occupation / commencement of use of the development must be notified to the Planning Secretary in writing. If the operation / occupation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not Triggered						Requirement triggered prior to operation.
External Walls and Cladding										
D2	Prior to occupation of the stadium (including any office or administrative functions within the stadium), the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.		This condition is not yet triggered, as the project is in the construction phase during the audit period.	Not Triggered						Requirement triggered prior to operation.
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		This condition is not yet triggered, as the project is in the early works phase during the audit period.	Not Triggered						Requirement triggered prior to operation.
Post-construction Dilapidation Report										
D4	Prior to commencement of operation of the stadium (including any office or administrative functions within the stadium), or within two months of completion of all construction works within the site (whichever occurs earlier), the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.		This condition is not yet triggered, as the project is in the early works phase during the audit period.	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:  (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions, and  (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.  (c) to be submitted to Council, CCC, NSW Heritage <del>Heritage Division</del> and the Planning Secretary for information.									
D5	Protection of Public Infrastructure  Unless the Applicant and the applicable authority agree otherwise, the Applicant must:  (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and  (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.  Note: This condition does not apply to any damage to roads caused as a result of general road usage.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
D6	Protection of Property  Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
D7	Utilities and Services  Prior to commencement of occupation of the stadium or any of the public domain areas within the site, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994. A copy of the section 73 certificate must be submitted to Council, the Certifying Authority and Planning Secretary for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
D8	Works as Executed Plans  Prior to the commencement of occupation of the stadium or any of the public domain areas within the site, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
D9A	Heritage Interpretation Plan  The Applicant must not carry out public domain works associated with the Federal Village Carpark until a revised Heritage Interpretation Plan is approved by the Planning Secretary and the relevant authority. The Applicant must carry out the public domain works associated with the Federal Village and Carpark in accordance with the most recent approved versions of the Public Domain Plan as per condition B12 and Heritage Interpretation Plan as per condition B46.									
D10	Pedestrian route capacity analysis  The Applicant must update the Pedestrian route capacity analysis submitted with the RSP to TNSW submission (SSD DA 9835) prepared by JMT Consulting dated 30 August 2019. The updated Pedestrian route capacity analysis including the pedestrian infrastructure details must:  (a) be prepared by a suitably qualified professional in consultation with TNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;  (b) be completed at least 12 months prior to the commencement of operation of the stadium and the updated pedestrian capacity assessment (required by condition D10(c)) be endorsed by the Coordinator General, Transport Coordination, within TNSW;  (c) in consultation with TNSW, include an analysis of:		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
	(1) the capacity of all pedestrian paths (footpaths), considering the variable widths of footpath where applicable (in lieu of the average width that has been currently considered for Devonshire Street); and  (1) the capacity of intersections along key pedestrian routes to the stadium from the surrounding transport modes with special consideration for the signalised intersections on the Foveaux Street walking route.  (d) identify any additional physical pedestrian infrastructure works or management measures (where applicable and if needed) on the walking routes, based on the results of the route analysis, specifically for Devonshire Street and Foveaux Street; and  (e) identify the chain of responsibilities (of the relevant authorities) and any further consultation requirements for the implementation of the management measures and / or install the identified additional pedestrian infrastructure by the relevant authorities on the pedestrian walking routes to the stadium.										
D11	The updated 'Pedestrian route capacity analysis' including the details of any identified pedestrian infrastructure works on the walking routes to the stadium, must be submitted to the Planning Secretary for approval within four weeks of endorsement by TNSW. The document must include evidence to support pedestrian infrastructure works on the walking routes to the stadium. Management Centre within TNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.	
Pedestrian infrastructure within the Moore Park Precinct											
D12	At least 6 months prior to operation of the stadium, the Applicant must provide details of the required pedestrian infrastructure that are identified as the key pedestrian pathways to access the site and that are required to be implemented by Centennial and Moore Park Trust and TNSW. The details must be provided to the Planning Secretary for information:  (a) evidence of consultation with Centennial Parklands and Moore Park Trust regarding the details of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium entry on Driver Avenue;  (b) identify the required timing of construction of this pathway to coincide with the commencement of the operation of the Stadium;  (c) identify alternate temporary pedestrian infrastructure (unless otherwise agreed by the Planning Secretary) if this pathway is not delivered prior to the commencement of operation of the stadium;  (d) details of illumination of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium and other required measures (such as tactile markers) for barrier free access; and  (e) publicly available information on the status, timing completion and design details of the new 6m wide pathway between Moore Park to connect the new light rail stop adjacent to Moore Park to Driver Avenue and any consultation with TNSW in this regard.  (f) identify alternate temporary pedestrian infrastructure if the identified link in D12(e) is not delivered prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.
Moore Park Road cycleway											
D13	The Applicant must ensure that the planned Moore Park Road separated cycleway is consistent with approved operational plans for the stadium having regard to the publicly available details, as required by this development consent.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.
Green Travel Plan											
D14	The Applicant must update the Green Travel Plan (GTP) contained within Appendix B of the Sydney Football Stadium Redevelopment Transport Assessment for Stage 2 Development Application prepared by Arup dated 31 May 2019. The plan must:  (a) be prepared by a suitably qualified traffic consultant;  (b) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TNSW, Roads and Maritime Services, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;  (c) align with the of the broader Moore Park Traffic and Transport Management Plan as made available by TNSW.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
D14A	<p>(d) include objectives and mode share targets within the Applicant's jurisdiction (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(e) include specific tools and actions, within the Applicant's jurisdiction, to help achieve the objectives and mode share targets;</p> <p>(f) include measures to promote and support the implementation of the plan as it relates to the stadium development;</p> <p>(g) describes initiatives to facilitate an integrated ticketing strategy across event types; -</p> <p>(h) analyse the available data from stakeholders within the Moore Park Precinct and relevant authorities which identifies the travel behaviours of stadium users to review the effectiveness of the program and to measure the effectiveness of the objectives and mode share targets of the GTP - including:</p> <p>(i) travel surveys that identify travel behaviour of users of the development;</p> <p>(ii) public transport data;</p> <p>(iii) parking / pedestrian counts; and</p> <p>(iv) demand for bicycle facilities;</p> <p><b>A Green Travel Plan (GTP) for the entire stadium precinct must be prepared by a suitably qualified traffic consultant and endorsed by TfNSW in accordance with the requirements of condition D15A. The GTP must include, but not limited to the following:</b></p> <p>a) Objectives: identify measures that will ensure non-private, vehicular modes of transport are the preferred mode of travel within the project site;</p> <p>b) Alignment: align with the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW;</p> <p>c) Coordination: be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, TfNSW (RMS), NSW Police, City of Sydney Council, SCSGT and the Greater Sydney Parklands Trust;</p> <p>d) Overall network map: replace any out-of-date bus, train or pedestrian or cycling route maps and pathways, and provide a current overall integrated network map for staff and patrons (one for event days, one for non-event days) to get to and from the site;</p> <p>e) Mode share targets: provide a mode share table from a qualified traffic consultant to identify and provide existing and future mode share targets for staff and patrons to take sustainable active and public transport travel to and from the site and identify measures to achieve those mode shares;</p> <p>f) End-of-trip facilities: make additional bike racks, showers and change rooms and lockers available to staff and patrons to comfortably support increased cycling of staff and patrons in an end-of-trip journey to the site;</p> <p>Note: These facilities should be promoted within the "Implementation Strategy" listed below;</p> <p>g) Parking management strategy;</p> <p>h) Integrated Ticketing: describe initiatives to facilitate an integrated ticketing strategy across all of the event types held at Sydney Football Stadium;</p> <p>i) Funding the GTP: the updated GTP must be appropriately funded and otherwise resourced for a period of at least five years. Notes: This will include ongoing travel demand initiatives that will require resourcing. This is in recognition that any demand management interventions will need to be significant in scale to be effective. This should be covered in the updated GTP Implementation Strategy and Action Plan;</p> <p>j) Data: include updated and available data from stakeholders within Moore Park;</p> <p>k) Implementation strategy: include a clear implementation plan listing tasks and actions, including all initiatives and incentives, timing and</p>										Requirement triggered prior to operation.
			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report														
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)									
	<p>completion dates, communications tasks, and who will do the tasks. <b>The Implementation Strategy must:</b></p> <ul style="list-style-type: none"> <li>(i) identify the person and role who has overarching responsibility for the delivery of the Green Travel outcomes.</li> <li>(ii) identify the party or parties responsible for delivery and implementation of each element of the updated GTP throughout various stages of the development lifecycle, including for its ongoing implementation, monitoring and review, for a period of at least five years post-occupation, be updated both on an annual basis, and when future transport services and pathways evolve.</li> <li>(iii) Strategies and initiatives: identify planned strategies and initiatives that reduce the proportion of single occupant car travel from the site (including public and active transport) and increasing the use of public and active transport travel to the site, including but not limited to: <ul style="list-style-type: none"> <li>(i) <b>wayfinding</b> at the site for end-of-trip facilities.</li> <li>(ii) <b>incorporating a role for a GTP sustainable travel champion that focuses on modelling the desired behaviours and positive communication around active and public transport, implementing a car-pooling scheme.</b></li> <li>(iii) <b>Travel survey: include a proposed travel survey for the site that can be carried out at the commencement of occupation of the site, and on an annual basis.</b></li> <li>(iv) <b>Monitoring and review: include details regarding the methodology and frequency of the survey, the effectiveness of the objectives, mode share levels, and the frequency of the survey, including the requirement for travel surveys to identify travel behaviours of users of the development. D15. The GTP must be endorsed</b></li> </ul> </li> </ul>																		
D15	<p>The GTP must be endorsed by the Coordinator General, Transport Coordination, within TNSW, at least 6 months, or as otherwise agreed with the Coordinator General, prior to the commencement of operation of the stadium.</p>			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered														Requirement triggered prior to operation.
D15A	<p><b>The updated GTP required by condition D14A must be submitted to, and endorsed by, TNSW via development.CTRP_CoP@transport.nsw.gov.au prior to the commencement of full operation of the multi-level carpark, or as otherwise stated by the Planning Secretary</b></p>			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered														Requirement triggered prior to operation.
Event Traffic and Transport Management Plan																			
D16	<p>The applicant must prepare a site-specific Event Traffic and Transport Management Plan (ETMP) for the proposed operation of the stadium to ensure that traffic and transport during events (including bump -in and bump-out periods) are safely and efficiently operated. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;</li> <li>(b) consider various event types and / or scenarios including (but not limited to) double headers and concerts;</li> <li>(c) consider cumulative impacts of simultaneous events within the Moore Park Precinct;</li> <li>(d) include evidence to demonstrate alignment with the broader Moore Park Traffic and Transport Management Plan as made available by TNSW;</li> <li>(e) include measures to manage pick-up / drop-off facilities for patrons using taxi, coaches, kiss and ride and rideshare services including consideration of any Geofence for all ride-share companies while ensuring safe access for emergency vehicles and local residents in local streets;</li> <li>(f) include measures to mitigate impacts to traffic flow from the following activities on the northern section of Driver Avenue: <ul style="list-style-type: none"> <li>(i) passenger pick-up / drop-off on the eastern kerb; and</li> <li>(ii) large vehicles, including coaches and stretched vehicles, undertaking multiple traffic manoeuvres to turn around;</li> </ul> </li> <li>(g) include event management measures, including crowd management, to minimise the need for any lane / road closures, including along Moore Park Road</li> </ul>			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered														Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	due to the various pedestrian entries along the Moore Park Road frontage of the site. Traffic management details are to be provided in the event of a lane / road closure. (n) detail the strategies to mitigate risks at points of crowd swell (i.e. pedestrian crossing / refuge points, circulation around the stadium and Moore Park Precinct and approach and departure points); (o) detail measures to manage cyclist activity along the planned Moore Park Road cycleway on event days; (p) provide details of wayfinding and signage measures within the confines of the site boundaries, including messaging and announcements, which provide clear directions for patrons to all modes of travel, including walking, light rail, heavy rail/metro, bus, taxi, coach, kiss and ride and rideshare services and include illumination for appropriate use at night; (q) provide evidence of consideration of any integrated ticketing initiatives across event types and details of the implementation if available; (r) provide details of emergency services vehicles access and egress; (s) provide details of performance levels and targets that can measure the success of implementation of the ETTMP; (t) identify the specific procedures and actions (including responsibility and interframes) that will be implemented; (u) describe the frequency and process of proposed reviews and revisions to the Plan, including provision for consultation with the stakeholder identified in D16(e) above.									
D17	The Applicant must: (a) ensure that the ETTMP is endorsed by the Coordinator General, Transport Coordination within TNSW, at least 6 months prior to the commencement of the operation of the new stadium; and (b) submit a copy of the endorsed ETTMP (required by condition D17(a)) to the COC, Planning Secretary, Certifying Authority and Council for information, at least 3 months prior to commencement of operation.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Passenger Pick-up and Drop-off Facilities										
D18	The applicant must prepare a 'Passenger Pick-up and Drop-off Facilities plan'. The plan must: (a) be prepared by a suitably qualified professional in consultation with the State Coordinator Office and Transport Management Centre within TNSW, NSW Police, City of Sydney Council, SCST and Centennial Park and Moore Park Trust; (b) include details of dedicated passenger pick-up / drop-off facilities for taxis, coaches, kiss and ride and ride share services for the development and in conjunction with other stakeholders and landowners in the Moore Park Precinct; (c) include details to demonstrate that the plan aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan; and (d) consider all additional opportunities that are anticipated due to the publicly available commitment by others to remove or park within the Moore Park Precinct associated with the Moore Park Master Plan 2040.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D19	The plan must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least 6 months prior to the commencement of operation of the stadium. A copy of the approved 'Passenger Pick-up and Drop-off Facilities plan' must be submitted to the Planning Secretary and Certifying Authority for information within four weeks of endorsement.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Road Safety Audit										
D20	Prior to the occupation of the stadium, a Road Safety Audit (RSA) of the revised vehicle and pedestrian access arrangements to the new stadium (at the junction of Driver Avenue and the entry to MPT car park), in accordance with Australasias Guide to Road Safety Audit Part 6: Road Safety Audit, must be undertaken by an independent TNSW accredited road safety auditor and submitted to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D21	Subject to the findings of the RSA, the Applicant must modify the affected vehicle and pedestrian access arrangements to the stadium or propose additional management and mitigation measures (where applicable and if needed), prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
D22	<p>The Applicant must update the Stadium Wayfinding and Signage Strategy' prepared by Angus Stiles dated 29 May 2019. The Wayfinding and Signage Strategy must incorporate the following requirements as it pertains to the development:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified person in consultation with the Sydney Coordination Office and Transport Management Centre within TNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;</li> <li>(b) include details of wayfinding signage between public transport nodes and from within the Moore Park Precinct, based on publicly available information;</li> <li>(c) include details to demonstrate that wayfinding signage on the site is: <ul style="list-style-type: none"> <li>(i) illuminated;</li> <li>(ii) located at key decision points;</li> <li>(iii) visible from a distance; and</li> <li>(iv) incorporates dynamic signage capability;</li> </ul> </li> <li>(d) final design details of all stadium and way-finding signage, including proposed content and dimensions;</li> <li>(e) measures to mitigate any unacceptable light spillage, glare impacts and light pollution to surrounding green spaces of Moore Park;</li> <li>(f) include details of signage recommendations as defined in the ETTMP and adequate wayfinding on the site directing pedestrians along a designated pedestrian path as agreed by respective landowner.;</li> <li>(g) include details of location of bicycle parking facilities to direct cyclists from footpaths to designated bicycle parking areas;</li> <li>(h) demonstrate that the proposed Stadium Wayfinding and Signage Strategy within the site is appropriate for the redeveloped stadium; and</li> <li>(i) demonstrate that the strategy aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan.</li> </ul>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation.
D23	<p>The Stadium Wayfinding and Signage Strategy must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least 6 months prior to the commencement of operation of the stadium. A copy of the endorsed document must be submitted to the Certifying Authority for approval, at least 3 months prior to the commencement of operation of the stadium.</p>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation.
D24	<p>Prior to the commencement of operation of the stadium, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
Roadworks										
D25	<p>Prior to the commencement of operation of the stadium, the Applicant must upgrade the pavement of the footpath to Driver Avenue for the extent of the development site to the same standard as the new adjoining public domain for the site.</p>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation.
Emergency Management Plan										
D26	<p>At least 6 months prior to the commencement of operation of the stadium, the Applicant must update the existing Emergency Management Plan for the entire project area operated by the SCSGT to include the site development to include the emergency management plan for the site stadium as outlined in section 12 of the 'Event Management Plan' submitted with the EIS.</p>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation.
D27	<p>The updated plan as required by condition D26 must be prepared in consultation with the Sydney Metropolitan Regional Emergency Management Committee, Sydney Coordination Office and Transport Management Centre within TNSW, NSW Police, Fire and Rescue NSW, Council, SCSGT and Centennial Park and Moore Park Trust.</p>		<p>This condition is not yet triggered, as the project is in the early works phase during the audit period.</p>	Not Triggered						Requirement triggered prior to operation.
Event Management Plan										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report							
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)		
D28	<p>At least 3 months prior to commencement of operation of the stadium, the Applicant must submit a final and updated Event Management Plan for the new stadium, to the satisfaction of the Planning Secretary. The plan must include:</p> <ul style="list-style-type: none"> <li>a) evidence of consultation with Council, CCC, Sydney Coordination Office and Transport Management Centre within TINSW, SCSGT, Centennial Park and Moore Park Trust, NSW Police, Fire and Rescue NSW and other emergency services and relevant major event stakeholders including (but not limited to) the sporting clubs;</li> <li>b) updated management measures (where applicable) within the: <ul style="list-style-type: none"> <li>(i) ETTMP as required by condition D16;</li> <li>(ii) the recommendations of the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks dated 29 August 2019 and when applicable the Precinct Village and Car Park <b>MOD 7 Security through environmental design statement prepared by Intelligent Risks Pty Ltd dated 6 September 2021</b> (as updated by this consent), as updated by condition B55 and B55A;</li> <li>(iii) the management principles in the updated Anti-Social Behaviour Strategy prepared by Ethos Urban dated 28/05/2019 as updated by condition B55;</li> <li>(iv) operational waste management measures outlined in condition D41;</li> <li>(v) final ONMP as required by condition D48;</li> </ul> </li> <li>c) public transport, traffic and crowd management and pedestrian safety measures, and access for emergency vehicles;</li> <li>d) management of community uses, including procedures for notifying community events that are likely to cause concern due to noise, congestion or other issues;</li> <li>e) a precinct wide operational waste management plan to include mechanisms for reduced littering in the areas surrounding the stadium (outside the site boundary); and</li> <li>f) evidence, such as a signed letter by NSW Police Force Terrorism Protection Unit, which demonstrates that a Security Management Plan has been prepared by the Applicant and the plan includes the: <ul style="list-style-type: none"> <li>(i) the Hostile Vehicle Mitigation Plan required by condition B54;</li> <li>(ii) the recommendations of the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks dated 29 August 2019 and when applicable the Precinct Village and Car Park <b>MOD 7 Security through environmental design statement prepared by Intelligent Risks Pty Ltd NSW Government 20 September 2021</b> (as updated by this consent as updated by condition B55 and B55A;</li> <li>(iii) the management principles in the updated Anti-Social Behaviour Strategy prepared by Ethos Urban dated 28/05/2019 as updated by condition B55; and</li> <li>(iv) the management principles of the Emergency Management Plan as updated by condition D26;</li> </ul> </li> </ul> <p>Note: A copy of the Security Management Plan is not required to be submitted.</p>			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.
D29	<p>Prior to the occupation of the stadium (i.e. prior to the occupation of the building for any purpose including office and administrative functions), the Applicant must submit a Service Area and Loading Dock Management Plan, to the satisfaction of the Certifying Authority and the SCSGT, detailing:</p> <ul style="list-style-type: none"> <li>(a) allocation of loading spaces;</li> <li>(b) indicative delivery times;</li> <li>(c) controls on duration of stays;</li> <li>(d) controls on the placement of skips, pallets, etc.;</li> <li>(e) procedures for tradesman access and parking;</li> <li>(f) indicative operating times; and</li> <li>(g) truck access routes.</li> </ul>			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.
Service Area and Loading Dock Management Plan												

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
D29A	<p>Prior to the occupation of the Precinct Village and multi-level carpark, the Applicant must update the Service Area and Loading Dock Management Plan to a Freight and Servicing Management Plan (FSMP) in consultation with TNSW. The FSMP must ensure that any potential traffic and safety impacts associated with the loading docks operations are mitigated. The Applicant must submit a copy of the final plan to TNSW for approval via development@cthrf.cdr@transport.nsw.gov.au. The FSMP must specify, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>details of the stadium and Precinct Village (when applicable) loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay,</li> <li>any allocation of loading spaces,</li> <li>controls on the placement of skips, pallets, etc.:</li> <li>procedures for tradesman access and parking,</li> <li>indicative operating times,</li> <li>truck access routes,</li> <li>details of freight and servicing facilities that may be required within the stadium when it is required to accommodate the forecast demand of the development as well as the other key stakeholders to conduct the development's business, and</li> <li>details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular potential queuing on public roads and potential conflicts between freight vehicles accessing the loading docks and transport users accessing the precinct.</li> </ol>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.
Flood Evacuation Plan										
D30	<p>Prior to the commencement of operation of the stadium, an Emergency Flood Evacuation Management Plan for the users of the site must be submitted to the satisfaction of the Certifying Authority. The Flood Evacuation Management Plan must include details of alternative egress onto Moore Park Road via the external concourse instead of the existing gates at the south-eastern corner (connecting Fox Studios). The Flood Evacuation Management Plan must be reviewed and certified by a suitably qualified hydraulic engineer. A copy of the plan must be submitted to the Planning Secretary, Council and CCC for information.</p>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.
Mechanical Ventilation										
D31	<p>Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with:</p> <ol style="list-style-type: none"> <li>AS 1668.2:2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>any alternative solutions for fire safety.</li> </ol>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.
Operational Noise – Design of Mechanical Plant and Equipment										
D32	<p>Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations as required by condition B48 have been incorporated into the design to ensure the development will not exceed the Project Amenity Noise Levels Identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARQP dated 30 August 2019.</p>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.
Car Parking and Bicycle Parking Arrangements										
D33	<p>At least six weeks prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site or any other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifying Authority that demonstrates that:</p> <ol style="list-style-type: none"> <li>construction works associated with the proposed basement car park and the temporary reinstatement of the MP 1 with the vehicle rejection facilities,</li> </ol>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.									
<b>Stormwater Quality Management Plan</b>										
D38	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the satisfaction of the Certifying Authority and a copy submitted to Council. The SOMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) methods to ensure that the stormwater from the site does not adversely impact on the water quality of Koppax Lake; (d) relevant contact information; and (e) Work, Health and Safety requirements.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Undersized SOMP to be provided to cover PV&C CC#1 Scope.
<b>Rainwater Harvesting</b>										
D39	Prior to the occupation of the stadium and the public domain areas within the site, signed works-as-secured rainwater re-use harvesting system details must be provided to the Planning Secretary and Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
<b>Outdoor Lighting</b>										
D40	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282:2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
<b>Operational Waste Management Plan</b>										
D41	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: a) Be prepared in consultation with the SCSGT; b) detail the type and quantity of waste to be generated during operation of the development; c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); d) detail the materials to be reused or recycled, either on or off site; e) details of the licensed contractor responsible for the removal of trade waste from the site; and f) include the Management and Mitigation Measures included in Appendix 3 when applicable include the detailed design and operation of the <b>Precinct Villages and public level carpark waste area, along with details of landfill recycling mitigation measures.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
<b>Public Domain and Public Art</b>										
D42	Prior to the occupation of the public domain areas within the site, the installation of all public art within the site in accordance with the Public Art Plan must be completed on the site to the satisfaction of the Certifying Authority and the SCSGT.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D43	The required replication of sculptures and recommendations of the Heritage Interpretation Strategy prepared by Curio Projects dated 30/05/2019 must be		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	Implemented, prior to the occupation of the stadium and the public domain areas within the site.									
D44	Prior to the occupation of the public domain areas within the site, the public domain and landscaping works required by the approval must be completed to the satisfaction of the Certifying Authority. The external public domain works required under this consent (for the Moore Park Road frontage) must be completed in consultation with Council and to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Noise Monitoring system										
D45	The stadium must include a permanent real-time noise monitoring system that measures, and records noise generated within the stadium and facilitates the assessment of the egress of amplified noise. The system must be capable of reporting an appropriate range of frequencies and noise metrics including 5-minute Leq and 63 Hz octave data. The design and selection of the noise monitoring system must ensure that high performance windshields are selected that would enable effective monitoring to be undertaken at winds speeds significantly above 5m/second.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D46	The stadium must include a permanent weather station capable of determining wind speed, direction and other meteorological parameters necessary to assess directionally and enhancement of stadium generated noise. This data is to be used for retrospective evaluation only (measure weather conditions at the time of noise monitoring) and is not required to be integrated with the noise monitoring system.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D47	The proposed real time noise monitoring system must be designed and installed prior to commencement of operation of the stadium so that reliable noise levels can be measured under the highest wind speed practicable based on best available technology details. The noise monitoring system at the permanent weather station required by the noise monitoring system must be installed prior to the commencement of the Planning Secretary, at least 3 months prior to the commencement of operation of the stadium. The details of the noise monitoring system must be submitted to the EPA for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Operational Noise Management Plan										
D48	An Operational Noise Management Plan (ONMP) must be prepared prior to the commencement of operation of the stadium. The plan must: (a) be prepared by a suitably qualified and experienced acoustic expert in consultation with the EPA, the Department and the SCSGT; (b) be submitted to the Planning Secretary for approval, at least 3 months prior to commencement of operation of the stadium and be supported by evidence of required consultation in D48(a); (c) include (but not limited to) the following details that are (where relevant) consistent with the draft Noise Management Plan in Stage 2 SSDA – Noise and Vibration Assessment, prepared by ARUP dated 30 August 2019; (i) hours of operation, number and type of events; (ii) details of sound-check, timings associated with an event; (iii) identification and location of relevant sensitive receivers; (iv) definition of the events that will be deemed-to-comply and those for which an Event Acoustic Report would be required; (v) noise limits for sporting events, concerts and outdoor events with sound amplification that are consistent with the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; (vi) noise limits and restrictions on use of the public domain areas within the site post completion of an event; (vii) noise limits for post event activities within the stadium, such as clean-up, resurfacing/playing field within the stadium, maintenance of the playing field, use of power-equipment and other functions; (viii) a definition of non-compliance and a breach of conditions; (ix) a chain of responsibility for management of noise in relation to the stadium activities and nomination of responsible persons and contact details; (x) a protocol for notification of events to residential and other sensitive receivers at least 5 days prior to an event and the relevant regulatory authorities; (xi) definition of a trial period during which the noise limits and noise monitoring system are to be validated. This must be of a duration to enable a sufficient		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
	<p>number of different types of events to establish robust relationships between the L<sub>eq</sub>5min noise levels emitted from the events at the stadium and L<sub>max</sub> noise levels in the Notice of Prevention Action No. 1003904 (by the EPA), and the relationship between intermediate monitoring locations and receiver locations:</p> <p>(xii) A requirement for review of the noise limits and monitoring locations must be included at the completion of the trial period.</p> <p>(xiii) measures to minimise impacts of sound checks, rehearsals, 'bump-in' and bump-out activities, amplified sound from events, goods delivery, post event clean-up activities, amplified sound within and outside of the stadium, and waste collection services (including the noise impact of associated vehicular movements particularly any such movements occurring during the night period or likely to activate reversing alarms), and stadium precinct grounds maintenance;</p> <p>(xiv) a protocol for determining compliance with the noise limits including establishing noise limits at intermediate monitoring points for different event configurations and meteorological conditions;</p> <p>(xv) a procedure for management actions and responsibilities to avoid non-compliances and to respond to non-compliances, in the event of detected exceedance of noise limits;</p> <p>(xvi) a complaints handling procedure, including operation of a telephone complaints line and action protocol;</p> <p>(xvii) a procedure and guidance on the frequency, time of occurrence and duration of pyrotechnic displays (if any), including a community notification strategy;</p> <p>(xviii) the location of intermediate noise monitoring points and the applicable noise levels to demonstrate compliance with project noise requirements at sensitive receiver locations identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019;</p> <p>(xix) the acoustic specifications, technical performance criteria, calibration regime and data storage for a noise monitoring system which includes the use of intermediate noise monitoring points;</p> <p>(xx) a protocol for validating the performance of the noise monitoring system to demonstrate that a reliable and repeatable measure of noise at receiver locations can be obtained through measurement at the intermediate noise monitoring locations. The protocol must include reporting of the empirical and theoretical measurements / calculations used to determine the intermediate noise levels to the EPA and Department;</p> <p>(xxi) a protocol for reporting the results of noise monitoring for events; and</p> <p>(xxii) a mechanism for periodic review of the plan, to be in consultation with the EPA and the Department; and</p> <p>(xxiii) a method of continuous improvements to the ONMP and protocols, to ensure various music genres from the current and future events held at the stadium (both known and new events that cannot be considered in this instance) meet the noise objectives.</p> <p>Note: This requirements in condition D48(c) may need to be amended by the Planning Secretary, if required, during the approval of the ONMP.</p>										
	<p><b>Social Impact Monitoring Program</b></p> <p>(i) SSD-9249 - Addendum Social Impact Assessment prepared by Ethos Urban dated June 2016;</p>										
D49	<p>The applicant must prepare a Social Impact Monitoring Program (SIMP) for the operation of the stadium to ensure that, where within the control of the applicant, social impacts during event and non-event days are avoided, and to adequately manage any interaction with other key agencies such as NSW Police and Council. The program must:</p> <p>(a) be informed by engagement with surrounding landowners / occupiers (including sensitive receivers identified in the Noise and Vibration Assessment Report) and other relevant stakeholders, the Community Consultative Committee, City of Sydney Council, SCSST and Centennial Park and Moore Park Trust;</p> <p>(b) be submitted to the Planning Secretary for approval, at least 3 months prior to commencement of operation of the stadium and be supported by evidence of required consultation in (a);</p> <p>(c) document the predicted impacts and adaptive management / mitigation measures that have been included in the documents;</p> <p>(i) SSD-9249 - Social and Economic Impact Statement prepared by Ethos Urban dated June 2016;</p> <p>(ii) SSD-9249 - Addendum Social Impact Assessment prepared by Ethos Urban dated June 2016.</p>										
			<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered							Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>(iii) SSD-9835-Addendum Social and Economic Impact Assessment prepared by Eivos Urban dated 30/05/2019; and</p> <p>(iv) SSD-9835 – Social and Economic Impact Assessment - Response to request for additional information prepared by Eivos Urban dated 30/05/2019.</p> <p>(d) include methodology / procedures that would ensure that all groups in the community in the locality can participate in this program;</p> <p>(e) include a mechanism / procedure for gathering information on how people (particularly the residents of Paddington and Surry Hills) experience the operation of the premises (on event and non-event days);</p> <p>(f) include a method to evaluate the collected data;</p> <p>(g) include a mechanism to compare the predicted impacts and management / mitigation measures in each of the documents referred to in (c) against the actual impacts derived from the evaluation of the collected data (f);</p> <p>(h) include a framework by which additional impacts (positive and negative) identified through the evaluation of the data can be documented in addition to the predicted impacts documented in (c); and</p> <p>(i) a mechanism by which additional adaptive management and mitigation measures can be identified and implemented to mitigate any impacts that are documented in (f);</p> <p>Note: where elements of social impact have been wholly addressed in another operational plan, the SIMP may refer to that plan. Where they have been partially addressed, the SIMP should cross-reference to other plans and provide necessary additional information specific to managing the social dimension(s) of impacts. The monitoring of social impacts in the context of this condition includes aspects such as anti-social behaviour, littering and blocking of local streets by ride sharing, hire car vehicles or spectator parking.</p>									

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report						
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)	
D50	<p>The Applicant must prepare an Event Car Parking Management Plan (ECPMP) for the proposed event. The objective of the ECPMP is to ensure that a car parking plan is prepared to cater for the event days at the stadium on the basis of the progressive phasing out of the on-grass parking on Moore Park East, consistent with the Moore Park Masterplan 2040. The plan must:</p> <ol style="list-style-type: none"> <li>be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within (NSW, City of Sydney Council, SO/S1, COC and Commonwealth and Moore Park East Greater Sydney Fairfields Trust).</li> <li>be submitted to the Planning Secretary for approval, at least four weeks <del>3</del> months prior to the commencement of operation of the stadium and four weeks prior to the commencement of the full operation of the multi-level carpark.</li> <li>detail car parking provisions in accordance with Venues NSW revised parking strategy dated 4 June 2022 <del>dated in SSD-9835-Mod-9</del> <del>consider the likely timeline of the progressive removal of on-grass car parking on Moore Park East based on consultation with Commonwealth Park and Moore Park Trust.</del></li> <li>consider alternative strategies to provide car parking for the stadium patrons on event days <del>to address the number of event car parking spaces removed from Moore Park East and not accommodated by the multi-level carpark</del> including, but not limited to: <ol style="list-style-type: none"> <li>the targets in the Green Travel Plan (GTP) that would reduce the overall parking demand in the precinct on event days: <ol style="list-style-type: none"> <li>re-distribution of <del>the existing</del> car parking <del>at</del> Team Moore Park East <del>into</del> <del>the</del> satellite parking areas, consistent with the Moore Park Masterplan 2040, <del>and</del> <del>re-distribution</del> <del>of</del> <del>these</del> <del>spaces</del> <del>where</del> <del>appropriate</del>;</li> <li><del>Parade</del> <del>park</del> <del>re-assignment</del>;</li> <li><del>St. Mark's Athletics Field</del>;</li> <li><del>Moore Park Golf Course</del>;</li> <li><del>Excavation of Quarter and</del>;</li> <li><del>any other nearby areas that do not affect the site.</del></li> </ol> </li> <li>consider the feasibility to implement the relocation of the car parking in the satellite or other alternate parking locations including, but not limited to: <ol style="list-style-type: none"> <li>cost implications such a comparison of the parking rates at these areas and Moore Park East;</li> <li>required public authority or other authority approvals;</li> <li>commuting distance and times for the patrons, between the satellite parking areas and the stadium; and</li> <li>walking routes, public transport and rideshare facilities between the site and the stadium, <del>and</del></li> </ol> </li> <li>consider alternate / additional measures that can be provided to assist the stadium patrons to commute between the satellite parking / alternate parking locations and the stadium including, but not limited to: <ol style="list-style-type: none"> <li>any other special bus services on event days;</li> <li>temporary wayfinding signage;</li> <li>information on the relevant website; and</li> <li>provision of digital message boards to provide guidance to the patrons.</li> </ol> </li> </ol> </li> </ol>			This condition is not yet triggered, as the project is in the early works phase during the audit period.	Not Triggered						Requirement triggered prior to operation.
D51	<p>Prior to the installation of the Fire Booster Connection locations within the site, for the Fire Hydrant and Sprinkler Systems, the Applicant must obtain the necessary approval of the Fire and Rescue NSW.</p>			This condition is not yet triggered, as the project is in the early works phase during the audit period.	Not Triggered						Requirement triggered prior to operation.
Crime Prevention Requirements											
D52	<p>All proposed physical and technical surveillance measures, recommended in the Stage 2 Environmental Assessment CP/TEJ Review prepared by Intelligent Risks Pty Ltd dated 28 August 2019 (as updated by this consent), must be implemented on the stadium site, prior to commencement of the stadium operation.</p>			This condition is not yet triggered, as the project is in the early works phase during the audit period.	Not Triggered						Requirement triggered prior to operation.

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

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report				Commentary (PV&C Report)																																								
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)		PV&C - CC#4 (Facade, Landscape / Public Domain)																																							
D57	<b>Prior to the commencement of the use of the Precinct Village and multi-level carpark, the requirements of conditions of this part (Part D) Prior to Occupation or Commencement of Use</b> must be complied with where they would have applied to the stadium. Any requirements and approvals required for the stadium must be addressed and obtained in the same timeframe stipulated in the condition unless alternate requirements have been stipulated specifically for these stages in a separate condition on the same matter or as otherwise approved in a Stadium Report.			Not Triggered						Requirement triggered prior to operation.																																							
PART E POST OCCUPATION																																																	
Ecologically Sustainable Development																																																	
E1	Unless otherwise agreed by the Planning Secretary, within six months of occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions), LEED certification must be obtained demonstrating the development achieves a minimum LEED v4 Gold Certificate. If the stadium is not occupied, LEED certification must be provided to the Certifying Authority and the Planning Secretary.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.																																							
Non-event operational noise limit																																																	
E2	The non-event operational noise (excluding patron / crowd and music noise from the stadium and including all noise generated from the stadium members facilities and the Precinct Village and multi-level carpark) generated at the premises must not exceed the noise limits at the times and locations in the Table 1 below, that apply at all residential receivers within the nominated noise catchment area (NCA) identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.																																							
<p><b>Table 1. Non-event operational noise limits</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Noise catchment areas</th> <th colspan="4">Noise limit dBS(A)</th> </tr> <tr> <th>Day</th> <th>Evening</th> <th>Night</th> <th>Night</th> </tr> </thead> <tbody> <tr> <td>NCA 1</td> <td>58</td> <td>56</td> <td>55</td> <td>70</td> </tr> <tr> <td>NCA 2</td> <td>58</td> <td>53</td> <td>51</td> <td>65</td> </tr> <tr> <td>NCA 3</td> <td>57</td> <td>54</td> <td>52</td> <td>64</td> </tr> <tr> <td>NCA 4</td> <td>48</td> <td>46</td> <td>43</td> <td>56</td> </tr> <tr> <td>NCA 5</td> <td>44</td> <td>41</td> <td>38</td> <td>50</td> </tr> <tr> <td>NCA 6</td> <td>52</td> <td>45</td> <td>38</td> <td>60</td> </tr> </tbody> </table> <p>The non-event operational noise must comply with the noise limits specified in condition E2, when the measurement is undertaken utilising the following criteria:</p> <ul style="list-style-type: none"> <li>(a) the relevant noise monitoring equipment must be located at the reasonably nearest relevant external wall of the building but not closer than 2m to the reflecting surface and between 1.2 to 1.5m above ground level for single storey residences and at a height between 1.2 to 1.5m above the finished floor level for multi-storey residences;</li> <li>(b) noise measurements must not be undertaken where rain or wind speed at microphone level will affect the acquisition of valid measurements; and</li> <li>(c) the modifying factor corrections in Table C1 in Fact Sheet C of the Noise Policy for Industry (EPA, 2017) may be applied, if appropriate, to the noise measurements by the noise monitoring equipment.</li> </ul> <p>For the purpose of condition E2, non-event operational noise limits include the activities to which the Noise Policy for Industry (EPA, 2017) applies. The sources of non-event noise that apply for this premise include in principle, but are not limited to:</p> <ul style="list-style-type: none"> <li>(a) mobile and fixed mechanical plant and equipment;</li> <li>(b) energy generation plant; and</li> <li>(c) vehicles on the premises.</li> </ul>											Noise catchment areas	Noise limit dBS(A)				Day	Evening	Night	Night	NCA 1	58	56	55	70	NCA 2	58	53	51	65	NCA 3	57	54	52	64	NCA 4	48	46	43	56	NCA 5	44	41	38	50	NCA 6	52	45	38	60
Noise catchment areas	Noise limit dBS(A)																																																
	Day	Evening	Night	Night																																													
NCA 1	58	56	55	70																																													
NCA 2	58	53	51	65																																													
NCA 3	57	54	52	64																																													
NCA 4	48	46	43	56																																													
NCA 5	44	41	38	50																																													
NCA 6	52	45	38	60																																													
E3	The non-event operational noise limits set out in condition E2 only apply under the following meteorological conditions as outlined in Table 2.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.																																							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report													
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)								
	<p><b>Table 2. Meteorological conditions for the noise limits in Table 1</b></p> <table border="1"> <thead> <tr> <th>Assessment Period</th> <th>Meteorological Conditions</th> </tr> </thead> <tbody> <tr> <td>Day</td> <td>Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.</td> </tr> <tr> <td>Evening</td> <td>Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.</td> </tr> <tr> <td>Night</td> <td>Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level. Stability category F with wind speeds up to and at 10m above ground level.</td> </tr> </tbody> </table>	Assessment Period	Meteorological Conditions	Day	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.	Evening	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.	Night	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level. Stability category F with wind speeds up to and at 10m above ground level.									
Assessment Period	Meteorological Conditions																	
Day	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.																	
Evening	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level.																	
Night	Stability Categories A, B, C, D and E with wind and including 3m/s at 10m above ground level. Stability category F with wind speeds up to and at 10m above ground level.																	
E4	<p>Note: For the purpose of condition E2, the meteorological conditions must be determined based on meteorological data obtained from the nearest representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).</p> <p>For those meteorological conditions not referred to in condition E3, the applicable noise limits would be 5dB above the noise limits in condition E2 (noise limit in E2 + 5dB).</p> <p>Note: For the purpose of condition E3, the meteorological conditions must be determined based on meteorological data obtained from the nearest representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).</p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								
Operation Noise Management																		
E5	The project must at all times comply with the approved ONMP required under condition D48 of this consent.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								
E6	The noise monitoring system as required by condition D45 must be installed and be operative for all events at the stadium, except the deemed-to-comply events (as defined in the ONMP), so that real time data for noise measurement and noise monitoring are available at any point in time for measuring noise generation during events.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								
E7	The Applicant must conduct regular monitoring of the noise generated by the stadium during the nominated and agreed trial period in the ONMP. Data regarding noise generated by a sufficient number of different types of events must be collected during this period to establish robust relationships between the Leq5min and Lmax, and the relationship between intermediate monitoring locations and receiver locations.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								
E8	At the completion of the trial period, the Applicant must produce a report to the satisfaction of the Planning Secretary, which includes a detailed review of the noise limits and monitoring locations to demonstrate that the noise generated by the various types of events at the stadium comply with the intent of the noise limits established in Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and which was to ensure that noise impacts will be no greater than those experienced under the statutory Notice of Preventive Action 100394 (as at the date of the development application) and as varied from time to time). A copy of this report must be submitted to EPA for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								
E9	In addition to the requirement of condition E8, real time noise measurement data from the first three music concerts must be provided to EPA and the Planning Secretary. The data should be obtained at the identified noise compliance points (including intermediate compliance points) as identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and be supported by analysis to demonstrate:  (a) how, over the first three concerts, the Applicant or operator of the stadium undertook a range of measurements at selected receiver locations and intermediate sites to validate propagation predictions and allow comparisons of stadium levels to noise objectives established for the stadium in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.								

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab one ground structure services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(b) how the results of these tests have been used / will be used to inform the setting of noise level triggers for the stadium microphones to ensure compliance with the noise objectives established for the stadium; (c) that the equivalent noise levels at the sensitive receivers as identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ASUP dated 30 August 2019 are achieved at all times.									
E10	The Applicant must submit a report with the noise measurement data and supporting analysis to EPA and the Planning Secretary within two weeks of the completion of each of the first three music concerts or any other event using amplified music to: (a) obtain written advice and comments from EPA and the Planning Secretary regarding compliance with condition E9 and validation of the ONMP after each event; and (b) obtain written advice from EPA and the Planning Secretary regarding any additional management measures and/or refinement of the ONMP required having regard to compliance with condition E9.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E11	If non-compliance is reported, the written advice from EPA and the Department must be obtained and appropriate actions undertaken including (but not limited to) refinement of the ONMP, prior to the commencement of the next music event at the stadium, below		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Event Management										
E12	The ETTMP (as reviewed and updated from time to time), required by condition D16, must be implemented at all times, for all events at the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E13	The ETTMP must be reviewed and updated annually in consultation with the Sydney Coordinator Office and Transport Management Centre within TNSW, NSW Police, Sydney Parklands Trust and provided to the Planning Secretary for information from the commencement of operation of the stadium and for the first two years of full operation of the Precinct Village and multi-level carpark.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E14	All Event-specific Traffic Management Plans prepared to cater for specific events, must be prepared in accordance with the ETTMP and a copy submitted to the Coordinator General, Transport Coordination, within TNSW, from the commencement of the stadium and for the first two years after the occupation and commencement of the precinct village and multi-level carpark <del>commencement</del> , unless requested by Coordinator General, Transport Coordination, within TNSW for an extended timeframe beyond the two years.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E15	The Event Management Plan as required by condition D28 must be reviewed and updated annually in consultation with the Sydney Coordinator Office, NSW Police, Transport Management Centre within TNSW, NSW Police, Council, SCOST and Great Sydney Parklands Trust <del>Coordination</del> and a copy provided to the Planning Secretary for information from the commencement of operation of the stadium and for the first two years of full operation of the Precinct Village and multi-level carpark.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E16	The Event Management Plan, required by condition D28, must be implemented at all times, for all events at the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						
E17	The Applicant must review and update the Security Management Plan required in D28(i) annually based on the: (a) best practice guidelines applicable to the Security Management Industry; (b) significant community complaints received in the preceding area in relation to security management at the stadium; and (c) consultation with NSW Police, Sydney Coordination Office and Transport Management Centre within TNSW, SCOST, Council and Camdralia Park and Moore Park Trust.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E18	Evidence of updating the Security Management Plan and the associated feedback received annually on the security management / anti-social behaviour management of the premises during event and non-event days, must be submitted to the Planning Secretary for information for the first five years of operation of the site.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Services Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - In-ground/above ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
E19	Noise control - Maintenance of the playing field and internal stadium. Grounds and other maintenance work on the playing field and internal stadium is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays, except on the days immediately preceding and following an event day. On these days (preceding and following an event), cleaning and other required activities may be undertaken outside of these hours and would be subject to the Non-event operational noise limits in table 1 Non-event operational noise limits identified in Condition E2. Maintenance of the grounds within the site – external to the stadium footprint.			Not Triggered						Requirement triggered as part of operations.
E20	Ground and stadium maintenance activities, external to the stadium footprint, is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays, except on the days immediately preceding and following an event day. On these days (preceding and following an event), cleaning and other required activities may be undertaken outside of these hours and would be subject to the Non-event operational noise limits in table 1 Non-event operational noise limits identified in Condition E2. Loading Zone and Support Unit Drop-Off Zone			Not Triggered						
E21	All loading and unloading of service vehicles in connection with the use of the premises must be carried out wholly within the site at all times.			Not Triggered						Requirement triggered as part of operations.
E22	All vehicles must enter and leave the Subjected Site in a forward direction from the M/F 1 car park on to Driver Avenue and when using Paddington Lane.			Not Triggered						Requirement triggered as part of operations.
E23	Outdoor Lighting Notwithstanding condition D40, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level, while not compromising on the safety of the general public.			Not Triggered						Requirement triggered as part of operations.
E24	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			Not Triggered						Requirement triggered as part of operations.
E25	Signage Signage must be provided within the site in accordance with the drawings listed in condition A2 and the Stadium Wayfinding and Signage strategy required by condition D22 of this consent.			Not Triggered						Requirement triggered as part of operations.
E26	All signage proposed on the stadium elevators must not be illuminated between 11:30pm and 7am.			Not Triggered						Requirement triggered as part of operations.
E27	Operation of Plant and Equipment All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered						Requirement triggered as part of operations.
E28	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered						Requirement triggered as part of operations.
Heritage Interpretation Plan										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - Inground/lab ove ground structure, services)	PV&C - CC#4 (Facade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
E29	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B4b.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E30	Any lighting and digital media display forming part of the heritage Interpretation Plan must not impact on the health and longevity of the local fauna including grey-headed flying fox.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Unobstructed Driveways and Parking Areas										
E31	Other than required by the Hostile Vehicle Mitigation Plan, all public driveways, footways and parking areas must be unobstructed at all times, Public driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Green Travel Plan										
E32	The GTP required by this development consent (as reviewed and updated annually) must be implemented by the applicant for the life of the development.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Freight and Servicing Management Plan										
E33	<u>The Freight and Servicing Management Plan referred to under condition D29a and approved by TNSW must be implemented by the Applicant for the life of the development.</u>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Transport Access Guide										
E34	<u>The Transport Access Guide (TAG) referred to under condition D56 and approved by TNSW must be implemented by the Applicant for the life of the development.</u>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.



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

## Department of Planning and Environment

Our ref: SSD-9835-PA-171

via Major Projects Portal

11 August 2023

Attention: Venues NSW

---

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

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

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

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

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

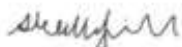
Please ensure this correspondence is appended to each independent audit report. This agreement supersedes all previous agreements under Condition A44 of SSD-9835.

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

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

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

Yours sincerely,



Alex McGuirk

A/Team Leader Compliance – Government Projects  
NSW Planning

*As nominee of the Planning Secretary*



## APPENDIX C – CONSULTATION RECORDS





Regards,

**Derek Low | Principal**  
A/Executive Director - Delivery



**P:** 1800 979 716

**M:** 0402 403 716

**E:** [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)

**A:** Gadigal Country – 180 George Street, Sydney NSW 2000




*At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, **we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community.** We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.*

*This email is intended only for the addressee and may contain confidential information. If you receive this email in error, please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment. **Consider the environment. Please don't print this e-mail unless really necessary.***



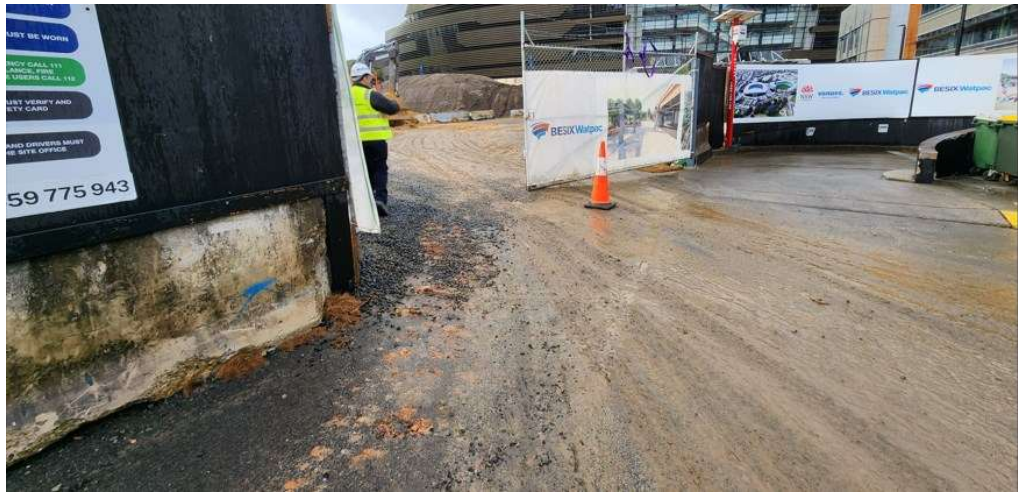


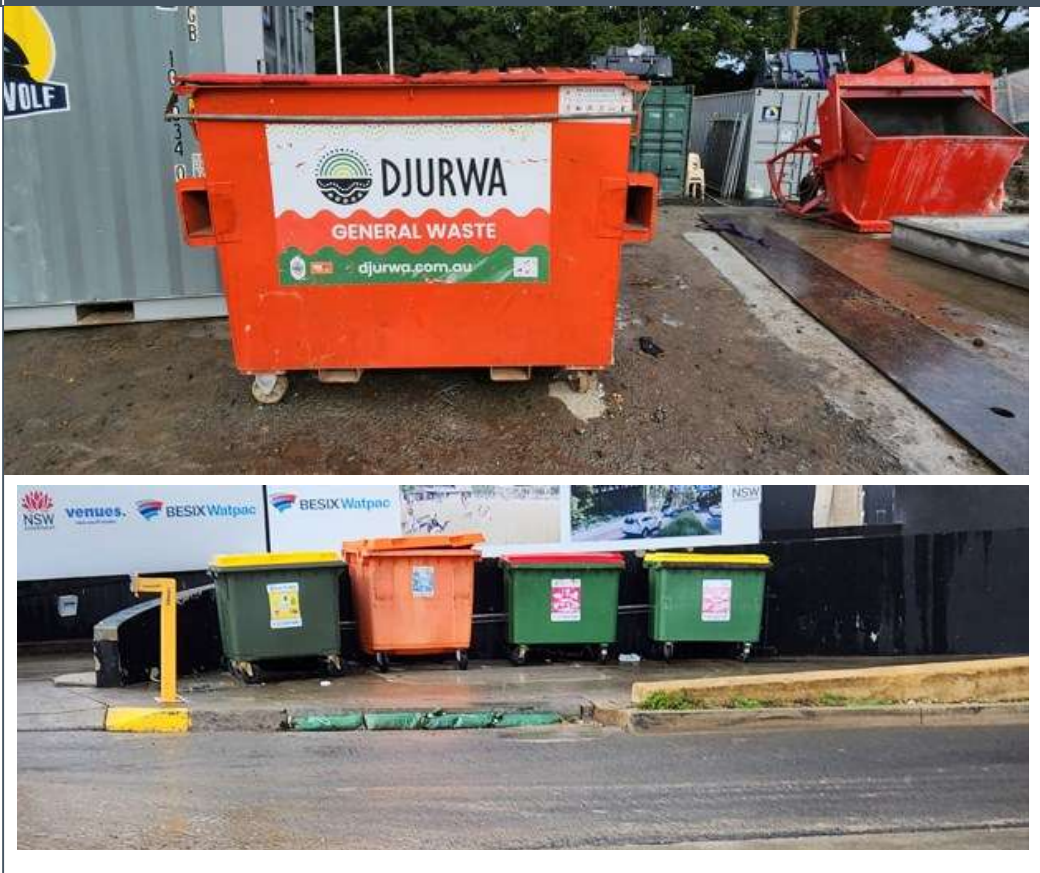

## APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Site notice displayed at the site entrance (for construction vehicles)	
2	Pedestrian site entrance along Driver Avenue (close to Moore Park Road) showing site office and site notice in place.	
3	Concrete waste bin and Concrete washout tray in place	


No.	Comment	Photograph
4	Stockpile is maintained	
5	Construction vehicle site entrance	
6	Stockpile is maintained, and environmental vehicles are parked within the site.	



No.	Comment	Photograph
7	Emergency board with fir extinguisher in place	
8	Noise monitoring in place	
9	Acoustic fence in place	


No.	Comment	Photograph
10.	Wheel washer is in place near the access gate via Driver Avenue.	
11.	No mud tracking observed at access gate via Driver Avenue.	
12	The site inspection took place on a rainy day, with mud tracks observed. The auditees noted that Cartwheel regularly cleans the street.	

No.	Comment	Photograph
13.	Waste bin in place	
14	Plant and equipment maintained and inducted	

No.	Comment	Photograph
15.	On-going bulk excavation on site with crane in place.	
16.	On-going excavation works on site with fence.	

No.	Comment	Photograph
17.	Spill kits and first aid cage in place	 <p>A photograph showing two green spill kits labeled 'SPILLKIT General Purpose' and a metal first aid cage with a green cross and the text 'FIRST AID CAGE' on its side. The cage is situated outdoors on a paved area, with a stadium structure visible in the background.</p>
18.	<p><b>Non-compliance</b></p> <p>Construction vehicle was parked on the street.</p> <p>Workers vehicle was observed on the street and at the site entrance</p>	 <p>Two photographs illustrating non-compliance. The top photo shows a white sedan parked on a wet street next to orange traffic cones. The bottom photo shows a white utility truck parked on a street next to orange traffic cones, with a sign in the background that reads 'GUIDED TOUR TODAY 1380 0377 stadium.com.au/tours ticketground.com.au/tours'.</p>

No.	Comment	Photograph
19	<p><b>Observation:</b></p> <p>Concrete waste was not properly disposed.</p>	
20	<p>BESIX provided a photo showing that the concrete waste had been removed.</p>	

No.	Comment	Photograph
21	Additional tree protection was in place.	 A photograph showing a long, single-story building with a yellow roof and white upper walls with dark lower walls. Two windows with metal grates are visible. The building is surrounded by trees, and several tree trunks are wrapped in silver protective material. The ground in the foreground is covered with brown mulch or wood chips.



## APPENDIX E – ATTENDANCE REGISTER



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		<b>SSD 9835 Sydney Football Stadium Redevelopment Stage 2 (PV&amp;C) – IA4</b>			
LOCATION		Contractor site / offices - Sydney Football Stadium PV&C, Driver Avenue Moore Park, NSW			
DATE/TIME (Opening Meeting):		4 June 2025 / 10:00 am	DATE/TIME (Closing Meeting):		4 June 2025 / 3:30 pm
Lead Auditor:		Derek Low	Audit Scope:		SSD 9835 Conditions, IAPAR 2020
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
VOICE ACIERKOD	SUPPORT AUDITOR	WOLFPEAK			
Derek Low	ANALYST Project Manager	" " BESIX Wapac			
Marius Kurely	PM	VNSW			



Wolfpeak Group Pty Ltd | ABN 48 675 625 688

Sydney Office | Suite 2, Level 30, 82 Elizabeth Street, Sydney NSW 2000  
 Port Macquarie Office | Suite 2, Level 1, 79 Short Street Port Macquarie NSW 2444

info@wolfpeak.com.au  
 www.wolfpeak.com.au



## APPENDIX F – DECLARATION

<b>Project Name:</b>	Sydney Football Stadium (SFS) – Precinct Village and Carpark (PV&C)
<b>Consent Number:</b>	SSD 9835
<b>Description of Project:</b>	SFS Stage 2 – Construction of Precinct Village and Carpark
<b>Project Address:</b>	40-44 Driver Avenue Moore Park, Sydney NSW
<b>Proponent:</b>	Infrastructure NSW
<b>Title of Audit</b>	Independent Audit No. 3 for PV&C
<b>Date:</b>	1 July 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

<b>Name of Auditor:</b>	Derek Low
<b>Signature:</b>	
<b>Qualification:</b>	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
<b>Company:</b>	WolfPeak Group Pty Ltd