

16th September 2025

Rob Sherry
Team Leader Compliance – Government Projects
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

ref: SSD 9835

Re: SSD 9835 Sydney Football Stadium Redevelopment, Mod 10 Precinct Village & Carpark (PV&C) – Condition A47 Independent Environmental Audit Report June 2025

Dear Rob,

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, Housing and Infrastructure (the Department) on 10th May 2023 under Modification 10.
- the Independent Audit Report #4 (IA4).
- the response to audit recommendations dated 31st July 2025, issued to the Department pursuant to Condition 47 (RAR).
- **the response from the Department (letter dated 2nd September 2025) received on 3rd September 2025.**
- the agreement to independent auditor letter received from the Department on 11th August 2023.

Venues NSW refers to the non-compliance and subsequent breach that has been determined by the Department in their Letter dated 2nd September 2025, in relation to the timing of the submission of the independent audit report.

Venues NSW refers to the letter from the Department, dated 11th August 2023, received in relation to the approval of the independent auditor, and which confirms that “*The independent audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements (2020)*”, and, “*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*”. A copy of the letter is attached in **Attachment A**.

It is the understanding of both Venues NSW and the independent auditor, WolfPeak, that the independent audit reports and RAR are to be submitted within two months of the undertaking of the independent audit site inspection, as noted in the letter from DPHI. As the site audit was undertaken on 4th June 2025, the IA#4 and RAR were required to be submitted by 4th August 2025. Venues NSW notes that it attempted to upload and issue the IA4 and RAR on Monday 4th August 2025, however, attempts to upload were unsuccessful due to error messages received on the portal. A further attempt to upload was made on Tuesday morning 5th August 2025, and this was successful.

Venues NSW also refers to the three previous Independent Audits that have been completed on the redevelopment, submitted to the Department two months post undertaking of the site audit, and assessed by the Department, and notes that there were no concerns raised from the Department in relation to the timing of the submission of the audit report.

Venues NSW and WolfPeak do not believe that there has been a non-conformance or breach associated with A47 (noting the issue experienced on 4th August and the fact that the documents were issued on the morning of 5th August). Venues NSW seek clarity from the Department on their assessment of a non-compliance and breach, in light of the letter advice received from the Department on 11th August 2023.

Venues NSW and WolfPeak will ensure that a copy of the 11th August 2023 letter is appended to each subsequent independent audit report.

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.

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

Regards,



Deirdre O'Neill
Group General Manager - Infrastructure Development

Attachment 1

DPHI letter dated 11 August 2023.

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.

Yours sincerely,



Alex McGuirk

A/Team Leader Compliance – Government Projects
NSW Planning

As nominee of the Planning Secretary