

Dicker Data Warehouse at 238 Captain Cook Drive Kurnell Independent Environmental Audit



Assessment of Dicker Data Environmental Management System in Compliance against the SSD 8662 Conditions of Consent

Audit Reference:	AQ1259.02
Audit Organisation:	Dicker Data Ltd.
Auditors:	Annabelle Tungol, Lead Auditor, AQUAS
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Revision 1	21 May 2021	Revised based on DPIE Advisory Letter dated 10 June 2020	Brad Begley

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This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared and finalised by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 21/05/21

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1. Executive Summary

Dicker Data Ltd had engaged AQUAS to undertake the independent environmental audit to assess the compliance of Dicker Data Warehouse Development at 238 captain Cook Drive, Kurnell, NSW against the requirements of Development Consent State Significant Development (SSD) 8662 Condition C18 during its construction phase.

On 10 June 2020, as advisory letter from the Department of Planning Industry and Environment regarding the adaptation of the revised Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's) 2020.

Modification to the Condition of Consent SSD-8662-Mod-1 - to amend the design of the building, including changes to the floor plan, ground level, amenities and stormwater management was approved by Department of Planning Industry and Environment (DPIE) on 20 December 2020.

This audit report combines the two construction audits conducted on 2 September 2020 and 18 January 2021 by AQUAS (Annabelle Tungol) on the development. This audit covers the review of documents from September 2020 to March 2021.

This audit report also covers the review of the pre-operational requirements of the SSD 8662. Dicker Data is waiting for the release of the Occupational Certificate from the Certifying Authority prior to operation. During the site inspection on 18 January 2021, the building construction has been completed and ongoing commissioning and testing was noted.

Overall, the project is generally compliant with the conditions of Development Consent SSD 8662-Mod-1 with the following key strengths noted:

- Internal and external communication mechanisms have been established;
- No complaints and environmental incidents reported to date;
- Consultation with relevant stakeholders and sensitive receivers have been conducted; and
- Good document and records control;
- Mitigation measures as per the EMP during the construction phase were implemented, there were no issues raised during the inspections conducted by the auditor on 2 September 2020 and 18 January 2021;
- Permanent environmental controls have been constructed as per the Development Plans and Landscape Design;
- Long Term Environmental Management Plan was developed, reviewed by Site Auditor and submitted to DPIE; and
- Operational Environment Management Plan was developed, submitted to and was approved by DPIE on 3 February 2021.

Summary of Audit Findings

Based on the conducted independent environmental audit which comprised of document and records review, interview with key personnel and site inspections there were a total 145 Conditions of Consent that have been reviewed during this audit.

There was no issue raised during the covered audits the environmental mitigation measures were implemented and documentation requirements were developed and submitted in accordance with the SSD's conditions.

The following are noted for Dicker Data to be implemented to maintain compliance to the SSD conditions and IAPAR 2020:

Prior to Operational Requirements

- IAPAR 2020 Audit Frequency: Another audit to be conducted within 26 weeks from this audit prior to operation.
- To ensure compliance with B8A, B18A, and B30A which were not yet triggered at the time of this audit.
- Dicker Data to comply with A6. The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date of (b) operation.
- Dicker Data to note to make this Independent Audit Report and make it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done: and
- Occupational Certificate to be issued by Certifying Authority prior to operations.

Operational Requirements

- An audit to be conducted within 26 weeks of the commencement of operation and at intervals, no greater than 3 years or as otherwise agreed by the Secretary; and
- Operational Compliance Report required for the duration of operation at intervals, no greater than 52 weeks from the date of commencement of operation.

2. Introduction

2.1 Background

Novati Constructions has been contracted by Dicker Data Management for the construction of Warehouse at 238-258 Captain Cook Drive, Kurnell NSW which included construction of a warehouse and distribution centre with associated office, car parking, landscaping, services and site subdivision. The following construction activities were included in the scope of works:

- Clearing of existing bushland and landscaping,
- Establishing traffic control measures,
- Foundation preparations and compaction,
- Erection of warehouse, and office
- Priming of surfaces and asphaltting,
- Installation of associated drainage and service

Construction of an acceleration lane with a bus stop and island refuge was conducted by Simmons Civil Contracting.

Dicker Data Ltd had engaged AQUAS to undertake the independent environmental audit in compliance with the SSD 8662 condition C18.

2.2 Project Details

Project Name	Dicker Data Warehouse Development
Project Application Number	SSD 8662
Project Address	238-258 Captain Cook Drive, Kurnell, NSW
Project Phase	Construction and Pre-Operation
Project Activity Summary	<p>2 September 2020 Inspection: Ongoing construction of the warehouse nearly completion.</p> <p>18 January 2020 Inspection: Construction of the warehouse and internal fittings was completed. Testing and commission of the building prior to occupation.</p> <p>1 March 2020: Review of records pre-operational requirements.</p>

2.3 Audit Team

Details of AQUAS independent environmental auditor that was approved by DPIE for this audit are as follows:

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536

Endorsement by DPIE of the auditors was granted prior to the conduct of the audit, refer to **Appendix A**. Independent Audit declaration forms are attached as **Appendix B**.

2.4 Audit Objectives

The objective of this audit was to undertake the independent environmental audit in compliance with the Development Consent Condition SSD 8662 C18, Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Department under condition C17 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). An advisory letter from DPIE dated 10 June 2020 – Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's) adaptation to the revised PAR 2020 requirements refer to **Appendix F**.

2.5 Audit Scope

The scope of this audit comprised of the following:

- Review of compliance with the Development Consent SDD 8662;
- Review of implementation of the following environmental management plans:
 - Construction Environmental Management Plan (CEMP) Revision A dated 23 September 2019
 - Ground Management Plan for Construction Version 1 dated 03 May 2019
 - Flood Emergency Response Plan Revision 2 dated 02 May 2019
 - Community Consultation & Complaints Handling Management Plan dated 06 June 2019
 - Aboriginal Cultural Heritage Management Plan 06 June 2019
 - Construction Traffic Management Plan Version 2 dated 25 July 2019
- Site inspections, conducted on 2 September 2020 and 18 January 2021 for review of environmental site controls;
- Review of environmental records on 1 March 2021 – pre-operational requirements;
- Interview of site personnel onsite; and
- Consultation with stakeholders.

2.6 Audit Period

This independent environmental audit carried out by AQUAS on the project which covers the site inspections, review of environmental documentation and records for the construction from September 2020 to 1 March 2021 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit on 2 September 2020 and 18 January 2021.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the independent auditors is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 8662. Refer to **Appendix C** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meetings were held at 9:00am on each day 2 September 2020 and 18 January 2021 with Dicker Data project personnel and AQUAS auditor.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and status of the works
- Occurrence of Environmental incidents
- Overview of the audit process in accordance with the proposed Audit Program

3.3.2 Conduct of Audit

Audit activities included the following:

- Review the project documentation (EMP and its sub-plans) to verify compliance with the Development Consent Conditions SSD 8662;
- Conduct of a site walk on 2 September 2020 and 18 January 2021 to review implementation of mitigation measures and environmental controls during construction;
- Conduct of the audit following the checklist that was prepared based on the Development Consent Conditions, by interviews with project personnel and review of records provided as evidence of compliance on 1 March 2021.

3.3.3 Closing Meeting

The closing meetings were held at 1:00 pm each day on 2 September 2020, 18 January 2021 and 1 March 2021 with Dicker Data representative and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditor acknowledged the cooperation, openness and hospitality of Dicker Data and Novati staff during the conduct of this audit and the site inspections conducted.

3.4 Interviewed Personnel

Name and position of persons interviewed:

Name	Organisation	Position
Brad Begley	Dicker Data	Property Manager
Adrian Novati	Novati Constructions	IMS Manager
Domenic Polistina	Novati Constructions	Site Manager

3.5 Details of Site Inspection

The site inspections were conducted on 2 September 2020 and on 18 January 2021, with AQUAS auditor and representatives from Dicker Data and Novati Constructions. There were no issues raised during these inspections. Refer to details of the inspection in section 5.5 of this report and site photos in **Appendix D**.

3.6 Consultation

Consultation emails were sent on 1 September 2020 in advance of the audit to relevant stakeholders from Department of Planning, Industry and Environment, Sutherland Shire Council, and Coast History to request feedback about the project and highlight any areas for AQUAS to focus on during the audit. Feedback provided was as follows:

Contact	Agency	Comments	Audit Findings
Leanne Mariani Environmental Assessment Officer – Environmental Science Major Development Assessment – Shire Planning	Sutherland Shire Council	Responded that Dicker Data has not provided the CEMP but it was not required in the original consent. Council was recently involved with the assessment of the Modification Application for SSD-8662.	No further requirements to address SCC comments.
Alfarid Hussain Compliance Officer	DPIE	No comments received.	Not applicable
Dr Paul Irish DIRECTOR / Historian and Archaeologist	Coast History and Heritage	No comments received.	Not applicable

Refer to **Appendix E** for consultation records sent.

3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

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.
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.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Construction Certificate No J190026 (CC1- inground) Development Consent Permit SSD 8662 238-258 Captain Cook Drive Kurnell by VIV Lilli & Partners Accredited Building Certifiers dated 12 August 2019.
- Construction Certificate No J190026A (CC2 – structural) Development Consent Permit SSD 8662 238-258 Captain Cook Drive Kurnell by VIV Lilli & Partners Accredited Building Certifiers dated 18 March 2020.
- Construction Environmental Management Plan (CEMP) Rev A 23/09/2019
- Aboriginal Cultural Heritage Management Plan 238 – 258 Captain Cook Drive, Kurnell June 2019
- Biodiversity Development Assessment Report 22 February 2018
- BUSHFIRE PROTECTION ASSESSMENT 08.05.2018
- ENVIRONMENTAL IMPACT STATEMENT May 2018
- ENVIRONMENTAL IMPACT STATEMENT 2 May 2019
- Ground Floor Plan DA100
- Groundwater Management Plan 3 May 2019
- Landscape Drawings 14.02.2018
- OFFICE - OVERALL ELEVATIONS DA504
- PROPOSED SUBD.LOT 1 D.P 1077972, LOT 1 D.P 225973 & LOT 1 D.P 1088703 Drawings
- Roof Plan Drawings
- Site Plans and Staging Plans
- Contingency Acid Sulphate Soil Management Plan August 2018.
- Community Consultation and Complaints Handling Management Plan June 2019
- DPIE approval letters for Community Consultation and Complaints Handling Management Plan
- Pre-clearance survey and seed collection for 238 – 258 Captain Cook Drive, Kurnell June 2019
- Biodiversity Management Plan June 2019
- Compliance Monitoring and Reporting Program Including Pre-Construction Compliance Report Nov 2019
- DPIE Approval letter for Construction Environmental Management Plan 3/10/2019
- DPIE Approval Letter for the Flood Emergency Response Plan Dated 13/5/2019
- Flood Study Report September 2018
- Flood Study Report July 2018
- LANDSCAPE ARCHITECTURAL DEVELOPMENT APPLICATION Issue: G Date: 30.08.2018
- DICKER DATA CERTIFICATE OF DESIGN – LANDSCAPE SNA Design Certification 191010.docx
- 238-258 CAPTAIN COOK DRIVE, KURNELL NOISE IMPACT ASSESSMENT August 2018
- Remediation Action Plan 30 August 2018
- SECTION J REPORT DICKER DATA PROPOSED OFFICE AND SERVICE AREA February 2018
- Stormwater Management Plan Dicker Data Warehouse and Distribution Centre Prepared for DCI Projects 03.09.18 Revision A
- Application for approval of a controlled activity pursuant to: s.183 Airports Act - Notification of decision under Reg 15A(2) of the Airports (Protection of Airspace) Reg's 1996 , 19/07/2019
- Sydney Water Letter to RTS 23 January 2018
- Response to Sutherland Shire Council comments on Development Referral No. DN18/0016 (SSD8662) regarding contaminated land 16 August 2018
- Notice of Commencement for Construction 238 CCDK.pdf Email sent to DPIE on Friday, 13 December 2019 3:21 PM. Construction date to be on 13 January 2020.
- Email to SSC for the submission of Dilapidation reports were submitted on 19 November 2019. Subject: Dilapidation Report for SSD 8662 238-258 Captain Cook Drive Kurnell

- Letter from Novati dated 29 October 2019 confirmed the following: This letter is to confirm that the following Early Works Demolition was carried out by Novati Constructions
- Levy Receipts
- Road Safety Audit RSA 19269-r01v03-191021
- Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9.
- Work Travel Plan prepared by Ason Group dated 9/10/2019 in consultation with Council and approved by DPIE on 18/11/2019.
- VENM Classification Suitability Report dated 3 October 2019 for the 19034 IA14 Review of Waste Classification from Gordon and Kogarah source sites prepared by ZOIC Environmental Pty Ltd.
- Email from DPIE dated 27 February 2020 for the approval of the Dicker Data Warehouse and Distribution Centre - A27 Details of Chartered Engineer
- B22 Civil Design Certificate & Email to Certifier, Dicker Data Office & Warehouse Development Captain Cook Drive, Kurnell Civil Design Certificate dated 5 March 2020 by TTW
- Weekly Site inspection Reports by Novati
- Plant and equipment maintenance register
- Induction records by Novati.
- 238 – 258 Captain Cook Drive, Kurnell: Biodiversity Management Plan FINAL REPORT Prepared for Dicker Data Ltd 20 June 2019
- Pre-clearance survey and seed collection for 238 – 258 Captain Cook Drive, Kurnell Project no. 29969, 20 June 2019
- Telstra Internet Direct, 7th May 2019 Telstra Reference: 1144548629, Customer: DICKER DATA , LTD, Account Number: 2438765000, Date Received: 7th May 2019
- NOTICE OF REQUIREMENTS for SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE (Sydney Water Act 1994, Part 6, Division 9) Developer: DICKER DATA Your reference: W-10987
- Development: Lot 2 DP1088703 238-258 CAPTAIN COOK DR, Kurnell Development Description: Construction and operation of a warehouse and distribution centre with associated office, car parking, landscaping, services and site subdivision Council Consent No: SSD 8662 by Minister For Planning of 12 April 2019 Your application date: 8 May 2019
- A6 (b) Email & Notice of Operation Given to DPIE
- A12 (a) Consult with Service Owners
- A12 (b & c) RE_ Dilapidation Report for SSD 8662 238-258 Captain Cook Drive Kurnell
- A24 178281-NOR Sydney Water
- A28 WAE Sample 6206-WAE-C107 SH1
- B4 Email Correspondence Traffic NSW RMS
- B11 (a) Parking Facilities on site 6206-WAE-C108 SH2
- B11 (d) No Street Parking Bins & Vehicles construction
- B11 (g) Truck Loads Covered prior to leaving site
- B12 B13 B14 WPTP Approval 18 November 2019
- B18 & C3 (b) Email Confirmation & Erosion & Sediment Control Plan C102 A (003)
- B18 (a) Stormwater Mgmt Sys Design Engineer
- B18 (b) Stormwater Management System Lodged with Sutherland Shire Council
- B18 (c) Removal of Western Stormwater Discharge Point
- B19 & B20 Flood Emergency Response Plan J1902_R2
- B36 SAR & SAS
- B37 & B38 LTEMP
- B60 & B61 Waste Management Plan Accepted SSC
- C5, C6 & C7 Operational Enviro Mgmt Plan (V3) FINAL 19074RP04 Approved
- C17, C18 & C19 FW SSD 8662 AQ1259 Site Audit 238 Captain Cook Drive Kurnell - Audit Program.msg
- C19 (c) Letter of Notice Posting Independent Audit

- Compliance Monitoring Report Dicker Data Ltd Ver 0.2 June 2020
- Compliance Monitoring Dicker Data Ltd Report Ver 0.3 December 2020
- SSD-8662-Mod-1 - Modification to amend the design of the building, including changes to the floor plan, ground level, amenities and stormwater management approved on 20 December 2020.
- Advisory Letter from DPIE - Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's) 10 June 2020

5. Audit Findings

This audit was completed to assess the implementation of EMP and environmental controls established by the proponent against the requirements of Development Consent SSD 8662. The audit confirmed that the proponent has implemented its Environmental Management Plan and mitigation measures to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	122
Non-Compliant	0
Not Triggered	23
Total Requirements	145

5.1 Assessment of Compliance

The audit determined that the proponent has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – PART A ADMINISTRATIVE CONDITIONS Including Advisory Note AN1.	31	Compliant – 23
		Non-Compliant – 0
		Not Triggered – 8
Part B – SPECIFIC ENVIRONMENTAL CONDITIONS	68	Complaint – 63
		Non-Compliant – 0
		Not Triggered – 5
Part C – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	21	Complaint – 17
		Non-Compliant – 0
		Not Triggered – 4
Appendix 3 – APPLICANT'S MANAGEMENT AND MITIGATION MEASURES	21	Complaint – 19
		Non-Compliant – 0
		Not Triggered – 2
Appendix 4 – INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	4	Complaint – 0
		Non-Compliant – 0
		Not Triggered – 4

5.2 Notices, Incidents and Complaints

There have been no agency notices, orders, penalty notices or prosecutions issued, and no reportable environmental incidents have occurred to date.

No complaints had been reported to date.

An advisory letter from DPIE was received on 10 June 2020 for the adaptation of the revised 2020 Compliance Reporting and Independent Audit Post Approval Requirements. This audit report was revised to capture the new requirements.

5.3 Development Past Performance

Based on the results of this audit, Dicker Data has maintained their good performance in implementation of environmental mitigation measures as per the EMP. Dicker Data has also developed the required operational management plans as per the condition of consent requirements.

5.4 Review of Previous Audit Findings (April 2020)

The following table summarised the previous audit non-compliances and opportunities for improvement identified during the previous audit conducted in April 2020.

Finding No.	Condition of Consent ID and Requirement	Audit Findings and Recommendation	Dicker Data Response
Non-Compliant 01	<u>A2 Terms of Consent</u> The development may only be carried out: (a) in compliance with the conditions of this consent;	Based on the non-compliant raised against A16, therefore, a non-compliant to this condition was also raised. Recommendation: Addressing the non-compliance against A16 will also address this condition.	Dicker Data Acknowledges that Non-Compliant 01 (NC01) is a result of Non-Compliant 02 (NC02) regarding consent condition A16. Compliances of NC01 is resolved by compliance of NC02. Closed
Non-Compliant 02	A16 COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	The site induction was conducted for all workers prior to working onsite. Hammertech system was being used by the Contractor (Novati). However, there was no induction record for the excavator operator that was randomly checked during this audit. It was also noted that the commitment to comply with SSD conditions and CEMP was not documented in the induction package. Recommendation: The proponent must ensure that all workers are inducted prior to the entry to site and to include commitment to comply with the SSD conditions and CEMP.	The Proponent & Principal Contractor (Novati Constructions) concluded/agreed the following actions be performed: <ul style="list-style-type: none">Principal Contractor's gate representative to carry out a daily cross check of signed in site personnel to inductions records.Distribute SSD conditions via Hammertech bulletin.Attach current SSD conditions to Hammertech public site documents providing accessibility to all inductees.Distribute CEMP conditions via Hammertech bulletin.

Finding No.	Condition of Consent ID and Requirement	Audit Findings and Recommendation	Dicker Data Response
			<ul style="list-style-type: none"> Attach current CEMP conditions to Hammertech public site documents providing accessibility to all inductees. Add reference to conditions of SSD and CEMP to site induction process. <p>Closed</p>
Opportunity for Improvement 01	A19 All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	An opportunity for improvement to ensure that all equipment and plant logbooks are completed each day and are available at the machine.	<ul style="list-style-type: none"> Principal Contractor to Develop a specific plant monitoring inspection to check logbooks are up to date & add to Hammertech system weekly. <p>Closed</p>
Opportunity for Improvement 02	B59 The Applicant must: (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.	An opportunity for improvement to include environmental aspects (i.e. wastes management, pest and vermin controls, noxious weeds, chemical storage, concrete wash bays, tree protection, heritage area, dust, erosion and sedimentation controls) in the weekly inspection checklist to ensure that these are being checked regularly.	<ul style="list-style-type: none"> Proponent to update Monthly inspection sheet few missing items. Develop a specific environmental checklist audit & add to site inspection process. Complete component weekly and after wet weather events. <p>Closed</p>
Opportunity for Improvement 03	Appendix 3-9 Water Pollution During Operation: The Project will implement a stormwater management plan including measures to control and treat run-off and overflows in wet weather events.	OFI-03 Condition Appendix 3-9 - An opportunity for improvement to always use a designated concrete wash bay/tray for best practice to avoid water pollution.	<ul style="list-style-type: none"> Principal contractor has installed designated wash bay for concrete vehicle wash outs. <p>Closed</p>

5.5 Audit Site Inspection

A site walk around the construction site was conducted on 2 September 2020 and 18 January 2021 to review the effectiveness of mitigation measures. The following environmental controls were found to be in place and in good working condition:

- 2 September 2020 - Environmental controls have been implemented as per the CEMP such as:
 - Erosion and sedimentation controls;
 - Silt fence along the boundary of the site where required;
 - Stabilised access/egress with rumble grid installed during construction;
 - Perimeter fencing were installed around sensitive receivers;
 - Wastes segregation in place;
 - Dust control in place;
 - Parking area were provided;
 - Remediation works were completed as per the Remediation Action Plan as certified by

Independent Site Auditor.

- 18 January 2021 - Permanent environmental controls have been constructed as per the design:
 - Permanent drainage and swales were constructed as per designed;
 - Retaining of existing trees and planting new trees as per the landscape design;
 - Permanent fencing was installed around the site;
 - Electric car charger were installed at the car park;
 - Solar panels were installed;
 - Car parks were constructed as per designed and as per the condition requirements;
 - Adjustment of the bus stop and traffic signages were constructed and installed as per TfNSW and Sutherland Shire Council requirements;
 - Remediation Action Plan was implemented with the Site Audit Report and Site Audit Statement submitted to DPIE with the Long Term Environmental Management Plan;
 - Wastes storage and collection location for the warehouse was accepted by Sutherland Shire Council;
 - Office waste segregation will be implemented by installing separate labelled bins on all kitchen areas of the warehouse; and
 - Recreation area (mini golf) was also constructed; and
 - The aboriginal area at the site was preserved.

Please refer to photos of the site inspection in **Appendix D**.

5.6 Suitability of Plans and the EMS

The EMP and sub-plans were generally compliant with the requirements of the Development Consent Conditions 8662-Mod-1.

Dicker Data Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

The Operational Environmental Management Plan and Long Term Environmental Management Plan were also developed and submitted to DPIE prior to the warehouse operation.

5.7 Actual and Predicted Impacts

There are no significant change or additional impacts noted on the actual construction works. The predicted impacts as stated in the Environmental Impact Statement (EIS) remain the same.

5.8 Key Strengths

Overall, the project is generally compliant with the conditions of Development Consent SSD 8662-Mod-1 with the following key strengths noted:

- Internal and external communication mechanisms have been established;
- No complaints and environmental incidents reported to date;
- Consultation with relevant stakeholders and sensitive receivers have been conducted; and
- Good document and records control;
- Mitigation measures as per the EMP during the construction phase were implemented, there were no issues raised during the inspections conducted by the auditor on 2 September 2020 and 18 January 2021;
- Permanent environmental controls have been constructed as per the Development Plans and Landscape Design;

- Long Term Environmental Management Plan was developed, reviewed by Site Auditor and submitted to DPIE; and
- Operational Environment Management Plan was developed, submitted to and was approved by DPIE on 3 February 2021.

6. Summary of Audit Findings and Recommendations

Based on the conducted independent environmental audit which comprised of document and records review, interview with key personnel and site inspections there were a total 145 Conditions of Consent that have been reviewed during this audit.

There was no issue raised during the covered audits the environmental mitigation measures were implemented and documentation requirements were developed and submitted in accordance with the SSD's conditions.

The following are noted for Dicker Data to be implemented to maintain compliance to the SSD conditions and IAPAR 2020:

Prior to Operational Requirements

- IAPAR 2020 Audit Frequency: Another audit to be conducted within 26 weeks from this audit prior to development operation.
- To ensure compliance with B8A, B18A, and B30A which were not yet triggered at the time of this audit.
- Dicker Data to comply with A6. The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date of (b) operation.
- Dicker Data to note to make this Independent Audit Report and make it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done: and
- Occupational Certificate to be issued by Certifying Authority prior to operations.

Operational Requirements

- An audit to be conducted within 26 weeks of the commencement of operation and at intervals, no greater than 3 years or as otherwise agreed by the Secretary; and
- Operational Compliance Report required for the duration of operation at intervals, no greater than 52 weeks from the date of commencement of operation.

Appendix A. Auditors Approval



Planning,
Industry &
Environment

Contact: Alfard Hussain
Phone: 02 9274 6456
Email: compliance@planning.nsw.gov.au

Dicker Data Ltd
230 Captain Cook Drive
KURNELL NSW 2231

22 October 2019

Attn: Brad Begley, Property Manager, Dicker Data Ltd

Dear Mr Begley,

**Warehouse Development, 238-258 Captain Cook Dr Kurnell (SSD 8662/Dicker Data Site)
2019 Independent Environmental Audit**

I refer to your submission dated 15 October 2019 seeking agreement of the Planning Secretary of the Department of Planning, Industry and Environment (Department) of the suitability of the auditors to undertake an independent audit of the warehouse development at 238-258 Captain Cook Dr, Kurnell.

In accordance with Schedule 2, Condition C18 of SSD 8662 and the *Independent Audit Post Approval Requirements* dated June 2018, the Planning Secretary has agreed to the following audit team:

- Annabelle Tungol as lead auditor; and
- James Hart, Nilda Soto, and Ana Maria Munoz in the audit team.

Should you have any further enquiries about this matter, please contact Alfard Hussain on (02) 9274 6456 or compliance@planning.nsw.gov.au.

Yours sincerely,



Chris Mathieson
Team Leader – Compliance (Metro)
As the Secretary's Nominee

Appendix B. Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name:	Warehouse Development
Consent Number:	SSD 8662-Modification 1
Description of Project:	Construction and operation of a warehouse and distribution centre
Project Address:	238 – 253 Captain Cook Drive, Kurnell
Proponent:	Dicker Data Ltd
Title of Audit:	Independent Environmental Audit
Date:	21 May 2021

I declare that:

- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- I am not an Environmental Representative for the project; and
- I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

- 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
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor: Annabelle Tungol

Signature:



Qualification: Lead Environmental Auditor (Exemplar Global No. 119536)

Company: AQUAS Pty Ltd

Company Address: Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix C. Audit Checklist and Audit Findings

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
		SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS			
A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	The environmental mitigation measures were generally implemented.		Compliant
A	A2	Terms Of Consent The development may only be carried out:			
A	A2 (a)	in compliance with the conditions of this consent;	Overall, compliance with the conditions of consent.		Compliant
A	A2 (b)	in accordance with all written directions of the Planning Secretary;	No additional written conditions from DPIE.		Compliant
A	A2 (c)	generally in accordance with the EIS and Response to Submissions (RTS);	Compliant with the EIS and RTS. Refer to compliances noted on the following conditions.		Compliant
A	A2 (d)	in accordance with the Modification Assessments	The Project was constructed as per the Modification 1 of Condition of Consent dated 20 December 2020.		Compliant
A	A2 (e)	in accordance with the Development Layout Plans in Appendix 1; and	Project is being constructed as per the submitted Development Layout Plans in Appendix 1.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A2 (f)	in accordance with the management and mitigation measures in Appendix 3.	There were few opportunities of improvement raised on management of concrete wash and chemical bunding/storage).		Compliant
A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No directions made.		Not Triggered
A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in condition A3(a).			
A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted		Compliant
A	A5	Limits of Consent Lapsing This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	Operation commencement date as notified to DPIE was last week of January 2021.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A6	NOTIFICATION OF COMMENCEMENT The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date:	Notice of Commencement for Construction 238 CCDK.pdfEmail sent to DPIE on Friday, 13 December 2019 3:21 PM. Construction date to be on 13 January 2020.		Compliant
A	A6 (a)	construction;			
A	A6 (b)	operation; and			
A	A6 (c)	cessation of operations.	Not triggered		Not Triggered
A	A7	If the construction or operation of the development is to be staged, the Department 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. Not stage.		Not Triggered
A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Evidence of consultation were provided in each management plans and records of consultation were presented as evidence. Refer to below management plan requiring consultations. The following records for consultation with stakeholders were presented as evidence: - Consultation with Jemena - Potential clash-Captain Cook Drive, KURNELL - cross section final email with conditions dated 16 October 2020 - Dilapidation Reports submitted to Sutherland Shire Council and acknowledgment from council email dated 20 November 2020 - Sutherland Shire Council's DCP Chapter 38 Stormwater and Groundwater Management as certified by Taylor Thomson Whitting (NSW) Pty Ltd under the Civil Design Certificate		Compliant
A	A8 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and			
A	A8 (b)	provide details of the consultation undertaken including:			
A	A8 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
A	A8 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> - Approval for Dicker Data to install speed limit signage on Captain Cook Drive, - Kurnell from TfNSW RMS email dated 1/12/2020 - Sutherland Shire Council's acceptance for SSD 8662 Consent Conditions B60 & B61 Waste Storage for 238-258 Captain Cook Drive Kurnell dated 18 September 2020 		
A	A9	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Not triggered. Construction was not staged.		Not Triggered
A	A9 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);			
A	A9 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
A	A9 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A10	If the Planning Secretary agrees, a strategy, 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.	Not triggered		Not Triggered
A	A11	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Not triggered		Not Triggered
A	A12	PROTECTION OF PUBLIC INFRASTRUCTURE Before the commencement of construction, the Applicant must:	Consultation records with the Council were presented. Email to SSC for the submission of Dilapidation reports were submitted on 19 November 2019. Subject: Dilapidation Report for SSD 8662 238-258 Captain Cook Drive Kurnell,		Compliant
A	A12 (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;	Consultation records with Jemena (Ref: email from Jemena dated 16 October 2020 -Potential Clash-Captain Cook Drive Kurnell – Cross section) - email with conditions dated 16 October 2020		
A	A12 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Final Dilapidation Reports were submitted to Sutherland Shire Council and acknowledgment from council email dated 20 November 2020.		
A	A12 (c)	submit a copy of the dilapidation report to the Planning Secretary and Council.			
A	A13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Not triggered no public infrastructure has been damaged during the construction phase.		Not Triggered
A	A13 (a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
A	A13 (b)	relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A14	DEMOLITION All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	<p>Letter from Novati dated 29 October 2019 confirmed the following:</p> <p>This letter is to confirm that the following Early Works Demolition was carried out by Novati Constructions:</p> <ul style="list-style-type: none"> · Crushing of existing concrete slabs with all materials remaining onsite · Clearing of vegetation <p>All demolition works were undertaken in accordance with the following regulatory approval, requirements and documentation:</p> <ul style="list-style-type: none"> · Development Consent SSD 8662 · AS 2601-2001 The Demolition of Structures · Biosis – Biodiversity Management Plan - 15/05/2019 · Arboreport – Aborigicultural Impact Assessment – 04/04/18 · Architectural Drawings (refer to attached drawing register) · Civil Drawings (refer to attached drawing register) 		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A15	STRUCTURAL ADEQUACY All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i>	Construction Certificate No J190026 (CC1) Development Consent Permit SSD 8662 238-258 Captain Cook Drive Kurnell by VIV Lilli & Partners Accredited Building Certifiers dated 12 August 2019.		Compliant
A	A16	COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Online induction is conducted for all workers prior to working onsite. Hammertech system is used.		Compliant
A	A17	CONTRIBUTIONS TO COUNCIL Before the issue of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.	Levy receipts were provided as evidence: - Receipt Number 00381987 dated 27/5/2019 amount of \$47,633 - Receipt Number: 00398709 dated 3/9/2019 amount of \$47,633		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A18	SUBDIVISION Prior to the issue of an Occupation Certificate, the Applicant must amalgamate the site in accordance with the subdivision plan titled 'Proposed Subdivision Lot 1 DP 225973 & Lot 2 DP 1088703' prepared by Masters Surveying, dated 12 December 2018.	PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN D.P 1077972, LOT 1 D.P 225973, AND LOT 2 IN D.P 1088703 CAPTAIN COOK DRIVE, KURNELL prepared by Master Surveying.		Compliant
A	A19	OPERATION OF PLANT AND EQUIPMENT All plant and equipment used on site, or to monitor the performance of the development must be:	Hammertech system is used to record all equipment and plant maintenance and registration. The following records were provided as evidence: - Site Plant Register. - Risk Management Report relating to specific machine (Complete Hire Pty Ltd). - Service records relating to specific machine. - Inspection report completed 08.04.20 - Inspection report completed 17.04.20		Compliant
A	A19 (a)	maintained in a proper and efficient condition; and			
A	A19 (b)	operated in a proper and efficient manner.			
A	A20	EXTERNAL WALLS AND CLADDING The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction Certificate No J190026A (CC2) Development Consent Permit SSD 8662 238-258 Captain Cook Drive Kurnell by VIV Lilli & Partners Accredited Building Certifiers dated 18 March 2020.		Compliant
A	A21	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or 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.	Submitted to Certifying Authority as part of the Construction Certificate (CC2) approval.		Compliant
A	A22	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.	Accepted by CA on 22 May 2020 and submitted to DPIE on 26 May 2020. Email of submission and receipt from DPIE was presented as evidence.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A23	UTILITIES AND SERVICES Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Communications and letter from Telstra and Sydney Water were presented as evidence. A24 178281-NOR Sydney Water (Case Number: 178281, 5 June 2019, DICKER DATA) A25 & A26 Telstra-Service-Availability-DD-1144548629 (Attention: Brad Begley, Telstra Reference: 1144548629, Customer: DICKER DATA LTD, Account Number: 2438765000, Date Received: 7th May 2019)		Compliant
A	A24	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Section 73 of Sydney Water application was submitted, and Sydney Water responded with the letter of conditions. NOTICE OF REQUIREMENTS For SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE (Sydney Water Act 1994, Part 6, Division 9) Developer: DICKER DATA Your reference: W-10987 Development: Lot 2 DP1088703 238-258 CAPTAIN COOK DR, Kurnell Development Description: Construction and operation of a warehouse and distribution centre with associated office, carparking, landscaping, services and site subdivision Council Consent No: SSD 8662 by Minister For Planning of 12 April 2019 Your application date: 8 May 2019 A24 178281-NOR Sydney Water		Compliant
A	A25	Before the issue of a Subdivision or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for:	Letter from Telstra Telstra-Service-Availability-DD-1144548629 (Attention: Brad Begley, Telstra Reference: 1144548629, Customer: DICKER DATA LTD, Account Number: 2438765000, Date Received: 7th May 2019) Provide evidence		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A25 (a)	the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and			
A	A25 (b)	the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.			
A	A26	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Letter from Telstra Telstra-Service-Availability-DD-1144548629 (Attention: Brad Begley, Telstra Reference: 1144548629, Customer: DICKER DATA LTD, Account Number: 2438765000, Date Received: 7th May 2019)		Compliant
A	A27	The Applicant must engage an Accredited Certifier in civil engineering works or a Chartered Civil Engineer to supervise and certify the construction of road frontage works, stormwater drainage and rainwater harvesting systems.	Dicker Data Warehouse and Distribution Centre - A27 Details of Chartered Engineer This email is to acknowledge DPIE receipt of the A27 Details of Chartered Engineer for the Dicker Data Warehouse and Distribution Centre approved by DPIE on 27 February 2020.		Compliant
A	A28	WORKS AS EXECUTED PLANS Before the issue of the final Occupation Certificate, 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.	Work as executed drawings were submitted to Certifying Authority for review and for the issue of final Occupation Certificate. Drawings signed by Register Surveyor (Anthony Bennett) dated 9 December 2020 Siteworks Plan Sheet 1.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
A	A29	APPLICABILITY OF GUIDELINES References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The guidelines, protocols and Australian Standards were noted in the Construction Certificates and complied and certified by designers and Certifying Authority.		Compliant
A	A30	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions issued by DPIE.		Not Triggered
A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. E.g. evidence TfNSW RMS approval on install speed limit signage, Jemena requirements, Sutherland Shire Council requirements, all DPIE approvals as noted within the following conditions.		Compliant
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
B	B1	TRAFFIC AND ACCESS Construction Traffic Management Plan Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by condition C2 and must:	This Construction Traffic Management Plan has been prepared by a suitably qualified and experienced Traffic Engineer of Ason Group with the relevant accreditation and qualifications. Attachments: CV_Alan Tan.pdf; Ason Group Capability Statement Local Government.pdf		Compliant
B	B1 (a)	be prepared by a suitably qualified and experienced person(s);			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B1 (b)	be prepared in consultation with Council and TFNSW;	Appendix D: Consultation with Council and TFNSW		Compliant
B	B1 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	Section 2 discusses the measures which are to be implemented to ensure road safety and network efficiency during construction.		
B	B1 (d)	detail measures that are to be implemented to protect the vegetation of the Towra Point Nature Reserve during roadworks;	From a traffic perspective, TCP 195 has been implemented to dedicate the works area maintaining through trafficable lanes and not extending in the southern direction past the Site boundary. This area represents the boundaries within which work can be undertaken and is defined to specifically exclude any impacts on the vegetation within the Towra Point Nature Reserve.		Compliant
B	B1 (e)	detail heavy vehicle routes, access and parking arrangements;	The access arrangements for light and heavy construction vehicles, and emergency vehicles, heavy vehicle routes and parking arrangements are detailed in Section 2.4 and 3.3, respectively.		
B	B1 (f)	include a Driver Code of Conduct to:	A Driver Code of Conduct is provided in Appendix A.		Compliant
B	B1 (f) (i)	minimise the impacts of earthworks and construction on the local and regional road network;			Compliant
B	B1 (f) (ii)	minimise conflicts with other road users;			
B	B1 (f) (iii)	minimise road traffic noise;			
B	B1 (f) (iv)	ensure truck drivers use specified routes;			
B	B1 (g)	include a program to monitor the effectiveness of these measures; and	Section 5 outlines the details of a program which would monitor the effectiveness of the proposed measures detailed in this CTMP.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B1 (h)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Due to the location of the Site, no residents or community members (including schools) will be affected or disrupted by construction traffic works. Notification procedures are therefore not required.		Compliant
B	B2	The Applicant must:			Compliant
B	B2 (a)	not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and	DPIE approval letter dated 3/10/2019.		
B	B2 (b)	implement the most recent version of the CTMP approved by the Planning Secretary for the duration of the construction.	Implemented on site. No reported traffic incident.		
B	B3	Roadworks and Access Prior to the commencement of operation, the Applicant must complete the construction of the extension of the west bound acceleration lanes on Captain Cook Drive, adjacent to the light vehicle egress and heavy vehicle egress points to the satisfaction of Council.	Design and drawings to submitted to Council. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9.		Compliant
B	B4	The Applicant must obtain written authorisation from TFNSW for any changes to the speed limits along Captain Cook Drive and any associated relocation of speed limit signs.	Design and drawings were submitted to Council. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9. Approval for Dicker Data to install speed limit signage on Captain Cook Drive, Kurnell was granted by TFNSW on 8 October 2020 with the signed Network and Safety Installation of Signs and Markings Authority Form. Acceleration lane, traffic signs and markings were constructed. Refer to photos.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B5	The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a B double truck.	Design and drawings submitted to Council and TfNSW. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9.		Compliant
B	B6	Prior to the commencement of operation, the Applicant must submit detailed design plans and construct a cycleway along the frontage of the site to the satisfaction of Council.	Design and drawings submitted to Council. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9. Email from civil design engineer for design and drawings of cycle way to Council for review was sent on 10 AMrch 2020. Cycleway was constructed refer to photos.		Compliant
B	B7	Road Safety Audit Prior to the commencement of roadworks described in condition B3, the Applicant must prepare and submit a Road Safety Audit to the satisfaction of TfNSW. The Road Safety Audit must identify the potential road safety issues and opportunities for improvements to the site access and road upgrades described in the RTS and EIS.	RSA 19269-r01v03-191021 combined (004).pdf Email sent to Council on 2 March 2020 for Subject: SSD 8662 Consent Condition B7, Attachments: RSA 19269-r01v03-191021 combined (004).pdf.		Compliant
B	B8	The Applicant must address any recommendations for road safety improvements identified in the Road Safety Audit described in condition B7.	Included in the design and will be constructed as per the design and road safety audit requirements. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9.		Compliant
B	B8A	Within three months of approval of SSD-8662-Mod-1, the Applicant must update the Road Safety Audit required under condition B7, to the satisfaction of the Planning Secretary and in consultation with TfNSW. The Road Safety Audit must identify the	Not yet triggered at the time of audit.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
		potential road safety issues and opportunities for improvements to the site access and road upgrades described in SSD-8662-Mod-1			
B	B9	Bus Stops Prior to the commencement of operation, the Applicant must provide, to the satisfaction of Council and TfNSW, two bus stops adjacent to the site, comprising a bus stop on the northern and southern sides of Captain Cook Drive and associated pedestrian refuges.	Design and drawings submitted to Council. Email sent to Council on 30 October 2019 for 238 - 258 Captain Cook Drive Kurnell, SSD 8662 Acceleration Lane in compliance with consent conditions B3 to B9. Email from civil design engineer for design and drawings of cycle way to Council for review was sent on 10 March 2020. Bus stops were constructed.		Compliant
B	B10	Parking The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Sufficient parking is provided at the Dicker Data parking area.		Compliant
B	B11	Operating Conditions The Applicant must ensure:	Constructed as per designed and will be maintained.		Compliant
B	B11 (a)	internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 <i>Parking facilities Off-street car parking</i> (Standards Australia, 2004) and AS 2890.2:2002 <i>Parking facilities Off-street commercial vehicle facilities</i> (Standards Australia, 2002);	Evidence provided for B11 (a-b) Parking Facilities on site 6206-WAE-C108 SH2 signed by register surveyor on 9 December 2020.		

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B11 (b)	the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;	<p>B11 c-e : Enough parking space for the vehicles was provided for all employees parking and deliveries. There will be no queuing of vehicles along public roads.</p> <p>All vehicles are wholly contained on site before being required to stop.</p> <p>All loading and unloading of materials is carried out on-site</p> <p>Truck Loads were covered prior to leaving site during construction.</p> <p>Turning areas in the car park are kept clear of any obstacles, including parked cars.</p>		
B	B11 (c)	the development does not result in any vehicles queuing on the public road network;			
B	B11 (d)	heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;			
B	B11 (e)	all vehicles are wholly contained on site before being required to stop;			
B	B11 (f)	all loading and unloading of materials is carried out on-site;			
B	B11 (g)	all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and			
B	B11 (h)	the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.			
B	B12	Work Place Travel Plan Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan to the satisfaction of the Planning Secretary. The Work Place Travel Plan must form part of the OEMP required by condition C5 and must:	<p>Work Travel Plan prepared by Ason Group dated 9/10/2019 in consultation with Council and approved by DPIE on 18/11/2019.</p> <p>Operational Environmental Management Plan (OEMP) 238-258 Captain Cook Drive, Kurnell NSW Prepared for Dicker Data Limited, 5 January 2021 Workplace Travel Plan process was included in the OEMP Section 5.7. Approved by DPIE on 03 February 2021.</p>		Compliant
B	B12 (a)	be prepared in consultation with TfNSW;			
B	B12 (b)	outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and			
B	B12 (c)	describe pedestrian and bicycle linkages and end of trip facilities available on-site.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B13	The Applicant must not commence operation until the Work Place Travel Plan is approved by the Planning Secretary.	Operational Environmental Management Plan (OEMP) 238-258 Captain Cook Drive, Kurnell NSW Prepared for Dicker Data Limited, 5 January 2021 Workplace Travel Plan process was included in the OEMP Section 5.7. Approved by DPIE on 03 February 2021.		Compliant
B	B14	The Applicant must implement the most recent version of the Work Place Travel Plan approved by the Planning Secretary for the duration of the development.	Operational Environmental Management Plan (OEMP) 238-258 Captain Cook Drive, Kurnell NSW Prepared for Dicker Data Limited, 5 January 2021 Workplace Travel Plan process was included in the OEMP Section 5.7. Approved by DPIE on 03 February 2021.		Compliant
B	B15	SOILS, WATER QUALITY AND HYDROLOGY Imported Soil The Applicant must:	VENM Classification Suitability Report dated 3 October 2019 for the 19034 IA14 Review of Waste Classification from Gordon and Kogarah source sites prepared by ZOIC Environmental Pty Ltd.		Compliant
B	B15 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	VENM Classification Suitability Report dated 3 September 2019 for the 19034 IA12 Review of Waste Classification reports for Sydney Metro - North Station Shaft (Northern and Eastern Portion), Martin Place, 18 Castlereagh St, Sydney prepared by ZOIC Environmental Pty Ltd.		
B	B15 (b)	keep accurate records of the volume and type of fill to be used; and			
B	B15 (c)	make these records available to the Department upon request.			
B	B16	Erosion and Sediment Control Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	Submitted to CA and DPIE on 24/09/2019 and approved by DPIE on 3/10/2019.		Compliant
B	B17	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Noted acknowledge in the CEMP. No discharge to date.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B18	Stormwater Management System Prior to the commencement of operation, the Applicant must design, install and operate a stormwater management system for the development. The system must:	Design has been submitted to Council, DPIE and CA		Compliant
B	B18 (a)	be designed by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;	Email from DPIE dated 27 February 2020 for the approval of the Dicker Data Warehouse and Distribution Centre - A27 Details of Chartered Engineer.		
B	B18 (b)	be prepared in consultation with Council and be generally in accordance with the conceptual design in the RTS;	Dicker Data Warehouse Civil Design Certificate dated 23 May 2019 prepared by TAYLOR THOMSON WHITTING (NSW) PTY LTD in accordance with Condition B18.		
B	B18 (c)	remove the western stormwater discharge point to Captain Cook Drive;			
B	B18 (d)	be in accordance with applicable Australian Standards;			
B	B18 (e)	ensure that water discharged from the site complies with Council's water quality standards;			
B	B18 (f)	ensure that the stormwater management system is designed and maintained to protect the safety of the public;			
B	B18 (g)	verify the performance of water quality treatment measures using MUSIC modelling software;			
B	B18 (h)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B18 (i)	describe the measures that would be implemented to maintain the stormwater management system, including bioretention basins and the rainwater harvesting and retention system for the life of the development; and			
B	B18 (j)	incorporate the concept plan titled “Extract civil concept design plan C110_S4.55 Revision P1” from the Response to Submissions State Significant Development Modification SSD-8662-MOD-1 prepared by BBC Consulting Planners Pty Ltd dated October 2020.	Noted. Concept plan included in the submission.		Compliant
B	B18A	Within six months of approval of SSD-8662-Mod-1, the Applicant must prepare a Stormwater Monitoring Program, to the satisfaction of the Planning Secretary. The Program must: (a) be undertaken by a suitably qualified expert; (b) be undertaken in consultation with the EESG and NPWS; (c) describes the measures undertaken to monitor storm events greater than the 1% Annual Exceedance Probability events in the western vegetation zone and Towra Point Nature Reserve Ramsar Site (TPNRRS); (d) outline the contingency plan if the monitoring indicates any of the impact assessment criteria or performance criteria has been exceeded; (e) incorporate a program for ongoing monitoring and review; and (f) mechanisms to report results to relevant agencies	Not yet triggered at the time of this audit. This is due in June 2021. Six months from December 2020		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B19	Flood Management Prior to the commencement of operation, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP and OEMP required by Conditions C2 and C5 and must:	Flood Emergency Response Plan J1902_R2, May 2019 prepared by FloodMit Pty Ltd		Compliant
B	B19 (a)	be prepared by a suitably qualified and experienced person(s);			
B	B19 (b)	address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);			
B	B19 (c)	include details of:			
B	B19 (c) (i)	flood emergency responses;			
B	B19 (c) (ii)	predicted flood levels;			
B	B19 (c) (iii)	flood warning time and flood notification;			
B	B19 (c) (iv)	assembly points and evacuation routes;			
B	B19 (c) (v)	evacuation and refuge protocols; and			
B	B19 (c) (vi)	awareness training for employees and contractors.			
B	B20	The Applicant must:	Submitted to DPIE on 24/09/2019 and approve by DPIE on 3/10/2019. Noted implemented onsite.		Compliant
B	B20 (a)	not commence construction until the FERP required by condition B19 is approved by the Planning Secretary; and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B20 (b)	implement the most recent version of the FERP approved by the Planning Secretary for the duration of the development.			
B	B21	All floor levels must be no lower than RL 3.7 m AHD or the 1% Annual Exceedance Probability flood level plus 500 mm of freeboard.	B21 WMK DESIGN STATEMENT 2020.02.20 V2		Compliant
B	B22	The car park finished surface level must be no lower than RL 3.2 m AHD or the 1% Annual Exceedance Probability flood level.	B22 Civil Design Certificate & Email to Certifier, Dicker Data Office & Warehouse Development Captain Cook Drive, Kurnell Civil Design Certificate dated 5 March 2020 by TTW		Compliant
B	B23	Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.	B22 Civil Design Certificate & Email to Certifier, Dicker Data Office & Warehouse Development Captain Cook Drive, Kurnell Civil Design Certificate dated 5 March 2020 by TTW		Compliant
B	B24	Groundwater Management Prior to the commencement of construction, the Applicant must prepare a Groundwater Management Plan (GMP) to the satisfaction of the Planning Secretary. The GMP must form part of the CEMP required by Condition C2. The GMP must:	Prepared by Lee Douglass Principal Hydrogeologist (CEnvP SCP: SC40974) Approval of DPIE on Lee Douglas record was presented Letter dated 15 May 2019. DPIE approved the plan as part of the CEMP on 3/10/2019.		Compliant
B	B24 (a)	be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;			
B	B24 (b)	provide the following:	Groundwater Management Plan 19066RP01 GMP Version 1 Report No: 19066RP01 GMP, Report Date: 3 May 2019, Revision Text: Version 1,		Compliant
B	B24 (b) (i)	flood emergency responses;			
B	B24 (b) (ii)	predicted flood levels;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B24 (b) (iii)	flood warning time and flood notification;			
B	B25	The Applicant must:			
B	B25 (a)	not commence construction until the GMP required by condition B24 is approved by the Planning Secretary; and	DPIE approved the plan as part of the CEMP on 3/10/2019. Noted implemented onsite.		Compliant
B	B25 (b)	implement the most recent version of the GMP approved by the Planning Secretary for the duration of the development.			
B	B26	The Applicant must obtain any necessary water related approvals from DoI in the event that groundwater is likely to be intercepted or extracted during construction works.	Not triggered. Not intercepted.		Not Triggered
B	B27	Hydrology The Applicant must ensure that any works within watercourses or on waterfront land is undertaken in accordance with DoI's 'Guidelines for Controlled Activities on Waterfront Land (2018)'.	No works within the watercourse.		Not Triggered
B	B28	BIODIVERSITY Removal of Vegetation No more than 1.2 hectares (ha) of vegetation as described in the 'Biodiversity Development Assessment Report' prepared by Biosis dated 22 February 2018 and the 'Arboricultural Impact Assessment report' prepared by Arboreport Vegetation Management Consultants dated 4 April 2018 shall be cleared.	The following evidences were presented: - APX3 ID11 Tree Protection Certification 2_200819 - X3 ID12 Biodiversity Pre-clearance Survey.Cpt.Cook.Dr.Kurnell.FIN02.20190620 Consistency Assessment was conducted by Biosis for the vegetation zone.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B29	The Applicant must ensure all vegetation to be retained on site is protected during construction works as described in the 'Arboricultural Impact Assessment report' prepared by Arboreport Vegetation Management Consultants dated 4 April 2018.	Tree protection were implemented. All trees that need to be protected were fenced off and with "no access" signage.		Compliant
B	B30	Biodiversity Management Plan Prior to the commencement of clearing for construction, the Applicant must prepare and implement a Biodiversity Management Plan (BMP) for the development. The BMP must be prepared in consultation with EESG and ensure that:	Biodiversity Management Plan 29894.Cpt.Cook.Dr.BMP.FIN02.20190620 by Biosis APX3 ID12 BDAR Biodiversity Development Assessment Report Re: Pre-clearance survey and seed collection for 238 – 258 Captain Cook Drive, Kurnell Project no. 29969 20 June 2019.		Compliant
B	B30 (a)	any felled native trees which are greater than approximately 25-30 cm in diameter and 3 m in height are salvaged and used to enhance habitat at the site;			
B	B30 (b)	remnant native vegetation removed from the site, especially juvenile plants are translocated to the proposed landscape areas;			
B	B30 (c)	the topsoil from the removal of native vegetation is used in site landscaping; and			
B	B30 (d)	seed from the native plants removed from the site is collected and used in site landscaping.			
B	B30A	Within six months of approval of SSD-8662-Mod-1, the Applicant must update the BMP required under condition B30, to the satisfaction of the Planning Secretary. The BMP must be prepared in consultation with EESG and must: (a) be prepared by a suitably qualified expert; (b) show the specific vegetation 'no-go' zones on site;	Not yet triggered at the time of this audit		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
		(c) outline the vegetation and tree protection measures to be used in protection zones; (d) outline specific performance measures and performance monitoring procedures; (e) detail the vegetation to be removed for works approved under SSD-8662-Mod-1; (f) detail the vegetation to be replaced for works approved under SSD-8662-Mod-1; (g) describe the roles and responsibilities of key personnel for the BMP; and (h) detail the procedures to contact EESG if any additional vegetation clearing is required for the maintenance of structures in the vegetation zones.			
B	B31	Landscaping The Applicant must ensure the site landscaping features a diversity of native vegetation from the relevant native vegetation communities. The landscaping must:	B31 a b c d e Landscaping Dicker Data SNA Design Certification 191010 Landscaping has been completed as per design.		Compliant
B	B31 (a)	comprise native provenance trees, shrubs and groundcover species which are consistent with the Plant Community Types described in the Biodiversity Development Assessment Report prepared by Biosis dated 22 February 2018;			
B	B31 (b)	comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006;			
B	B31 (c)	feature semi-mature trees (with a minimum tree height of 2 metres and/or plant container size of at least 50 litres);			
B	B31 (d)	achieve a minimum of 4 plants per square metre; and			
B	B31 (e)	feature native grass species (such as <i>Zoysia macrantha</i> 'Nara') in turfed areas.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B32	CONTAMINATION Site Auditor Prior to the commencement of any earthworks or remediation works on site, the Applicant must engage a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.	Zoic Environmental Pty Ltd (Accredited EPA Site Auditor - Rebeka Hall) was contracted by Dicker Data. Engagement letter 21 February 2019.		Compliant
B	B33	Prior to the commencement of any earthworks or remediation on site, the 'Remediation Action Plan, 238-258 Captain Cook Drive, Kurnell' prepared by WSP, 27 February 2018 (Revision 4) must be reviewed and, where required, amended to address any requirements of the Site Auditor.	EPA Site Auditor - Rebeka Hall reviewed and conditionally approved the Remediation Action Plan under Interim Advise No.5 dated 30 August 2018.		Compliant
B	B34	Prior to the commencement of any earthworks or remediation on site, the Site Auditor must provide written advice to the Planning Secretary confirming the site is capable of being made suitable for the proposed development with the implementation of the final remediation approach.	B34 FW_ 19034 IA8 endorsement of New RAP Dicker Data 238 Captain Cook Drive Kurnell, Email from DPIE confirmation of B34 was met dated 8 July 2019.		Compliant
B	B35	The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remediation Action Plan endorsed by the Site Auditor and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	B35 Licence of Remediation Contractor Absolute Contracting Pty Ltd Licence AD213119 from 16/01/2019 to 15/01/2024		Compliant
B	B36	Upon completion of the remediation works and prior to occupation, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement. The Site Audit Report and Site Audit Statement must:	Dicker Data Warehouse and Distribution Centre - Site Audit Report and Statement was lodged in DPIE portal on 26/11/2020. No comments from DPIE.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B36 (a)	be prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017; and			
B	B36 (b)	demonstrate that the site is suitable for its intended warehouse and distribution centre and associated office land uses with the implementation of a Long Term Environmental Management Plan.			
B	B37	Long Term Environmental Management Plan Prior to the finalisation of the Site Audit Statement and Site Audit Report, the Applicant must submit a Long Term Environmental Management Plan (LTEMP) for the development to the satisfaction of the Planning Secretary.	The Long Term Environmental Management Plan for the site 238 - 258 Captain Cook Drive Kurnell under SSD consent 8662 condition B37 & B38 revision 3 dated 12 October 2020 was lodge in DPIE portal on 13/10/2020 for acceptance.		Compliant
B	B38	The LTEMP is to:			
B	B38 (a)	address all environmental impacts of the development's construction and operational phases;			
B	B38 (b)	recommend any systems/controls to be implemented to minimise the potential for any adverse environmental impact(s);			
B	B38 (c)	incorporate a programme for ongoing monitoring and review to ensure that the LTEMP remains contemporary with relevant environmental standards; and			
B	B38 (d)	mechanisms to report results to relevant agencies (e.g. Council and EPA).			
B	B39	Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must:	The Long Term Environmental Management Plan for the site 238 - 258 Captain Cook Drive Kurnell under SSD consent 8662 condition B37 & B38 revision 3 dated 12		Compliant
B	B39 (a)	implement the approved LTEMP; and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B39 (b)	provide evidence to the Planning Secretary that the LTEMP is listed on the relevant planning certificate for the land, issued under section 10.7 of the <i>Environmental Planning and Assessment Act 1979</i> , for the development.	October 2020 was lodge in DPIE portal on 13/10/2020 for acceptance.		
B	B40	Asbestos The Applicant must ensure that any asbestos encountered during the remediation and construction works is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:	PS104204 Asbestos Management Plan Final 27/02/2019 prepared by WSP was implemented at the site. Records of waste dockets and hygienist reports were presented during this audit.		Compliant
B	B40 (a)	Work Health and Safety Regulation 2017;			
B	B40 (b)	Model Code of Practice – How to Manage and Control Asbestos in the Workplace, 2016 Safe Work Australia;			
B	B40 (c)	Model Code of Practice – How to Safely Remove Asbestos, 2016 Safe Work Australia; and			
B	B40 (d)	Protection of the Environment Operations (Waste) Regulation 2014.			
B	B41	Acid Sulphate Soils Management Plan The Applicant shall prepare and implement an Acid Sulphate Soil Management Plan for construction and demolition in accordance with the NSW EPA's 'Acid Sulphate Soils Manual 1998'.	Acid Sulphate soil Management Plan 84677.02.R.001.Rev1 prepared by Douglas Partner. No acid Sulphate Soils found to date.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B42	FIRE PROTECTION AND MANAGEMENT Asset Protection Zones At the commencement of construction, and in perpetuity, the Applicant must manage the area around the building as an asset protection zone as outlined in Section 4.1.3 and Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Services' publication Standards for asset protection zones. This is to be performed as outlined in the bushfire protection assessment for the development prepared by Australian Bushfire Protection Planners Pty Ltd (dated 8 May 2018, Ref: B172990-3).	The B42 Bush Fire Protection & Management Asset Protection Zone prepared by Australian Bushfire Protection Planners Pty Ltd is being implemented at the site.		Compliant
B	B43	Design and Construction The Applicant must ensure the building and building elements in the development complies with the 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate or the bushfire attack level (BAL) 12.5 in Sections 3 and 8 of Australian Standard AS 3959-2009 'Construction of buildings in bush fire-prone areas'. The Applicant must also ensure:	Part of the Construction Certificates CC1 & CC2.	Note that the Occupational Certificate was not yet provided during this audit.	Compliant
B	B43 (a)	internal access roads comply with section 4.1.3(2) of Planning for Bushfire Protection 2006;			
B	B43 (b)	arrangements for emergency and evacuation comply with section 4.2.7 of Planning for Bushfire Protection 2006; and			
B	B43 (c)	the provision of water, electricity and gas complies with section 4.1.3 of Planning for Bushfire Protection 2006.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B44	Bush Fire Emergency Management Prior to the commencement of operation, the Applicant must prepare a Bush Fire Emergency Management and Evacuation Plan which is consistent with NSW Rural Fire Services' publication <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> .	Bush Fire Protection & Management Asset Protection Zone B172990 – Dicker Data Warehouse – Kurnell prepared by Australian Bushfire Protection Planners Pty Limited.		Compliant
B	B45	ABORIGINAL HERITAGE Aboriginal Cultural Heritage Management Plan (ACHMP) Before the commencement of any clearing or construction works, the Applicant must prepare an ACHMP for the development to protect and manage middens and other Aboriginal artefacts on the site. The plan must form part of the CEMP required by Condition C2 and must:	Aboriginal Cultural Heritage Management Plan prepared by Coast History & Heritage June 2019		Compliant
B	B45 (a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	Section 1.4 defined the consultation process and RAPs consulted.		
B	B45 (b)	be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development; and	Submitted on 24 September 2019 to DPIE and approved as part of CEMP on 3/10/2019.		
B	B45 (c)	describe the measures to protect middens and other Aboriginal artefacts on the site in perpetuity.	Defined in the plan.		
B	B46	The Applicant must:			
B	B46 (a)	not commence construction until the Aboriginal Cultural Heritage Management Plan is approved by the Planning Secretary; and	Submitted on 24 September 2019 to DPIE and approved as part of CEMP on 3/10/2019.		

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B46 (b)	implement the most recent version of the Aboriginal Cultural Heritage Management Plan approved by the Planning Secretary for the duration of the development.	Implemented on site. The aboriginal pad is demarcated on site.		
B	B47	Unexpected Finds Protocol If any item or object of Aboriginal heritage significance is identified on site:	Defined in Section 2.2 of the ACHMP. No unexpected finds to date.		Compliant
B	B47 (a)	all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;			
B	B47 (b)	a 10 m wide buffer area around the suspected item or object must be cordoned off; and			
B	B47 (c)	the Heritage NSW must be contacted immediately.			
B	B48	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	Process defined in the ACHMP. Aboriginal pad area was barricaded. No works within the immediate vicinity of the pad.		Compliant
B	B49	HISTORIC HERITAGE Unexpected Finds Protocol If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be recorded and evaluated and a proposal for the treatment of the remains submitted to the satisfaction of the Planning Secretary.	Defined in Section 2.2 of the ACHMP. No finds to date.		Compliant
B	B50	AIR QUALITY Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Air quality and dust minimisation management were defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. Exposed areas were suppressed by regular watering. Trucks entering and leaving site were covered. No tracking of dirt on the road.		Compliant
B	B51	During construction, the Applicant must ensure that:	Haul road were stabilised and rumble grid on site.		

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating													
B	B51 (a)	exposed surfaces and stockpiles are suppressed by regular watering;																
B	B51 (b)	all trucks entering or leaving the site with loads have their loads covered;																
B	B51 (c)	trucks associated with the development do not track dirt onto the public road network;																
B	B51 (d)	public roads used by these trucks are kept clean; and																
B	B51 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.																
B	B50	<div>NOISE Hours of Work The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.</div> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="2">Earthworks and construction</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>8 am to 1 pm</td></tr><tr><td rowspan="2">Operation</td><td>Monday – Friday</td><td>6:00 am to 10 pm</td></tr><tr><td>Saturday</td><td>6 am to 4 pm</td></tr></table>	Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Friday	6:00 am to 10 pm	Saturday	6 am to 4 pm	Controls were defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. Works were conducted within the approved working hours only.		Compliant
Activity	Day	Time																
Earthworks and construction	Monday – Friday	7 am to 6 pm																
	Saturday	8 am to 1 pm																
Operation	Monday – Friday	6:00 am to 10 pm																
	Saturday	6 am to 4 pm																
B	B53	Works outside of the hours identified in condition B52 may be undertaken in the following circumstances:	Controls were defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. Works were conducted within the approved working hours only.		Compliant													
B	B53 (a)	works that are inaudible at the nearest sensitive receivers;																
B	B53 (b)	for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or																

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B53 (c)	where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.			
B	B54	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 3.	Controls were defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. No noise complaints received to date.		Compliant
B	B55	FOOD PREPARATION AND STORAGE AREA The construction, fit-out and finishes of the food preparation and storage area must comply with the relevant food safety standards and the latest version of <i>Australian Standard AS 4674-2004 'Design Construction and Fitout of Food Premises'</i> .	Requirements included in the CC2.		Compliant
B	B56	HAZARDS AND RISK The Applicant must store all chemicals, fuels and oils used on-site in accordance with:	Controls defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. Only small amount of fuel in carboys were stored in the container van.		Compliant
B	B56 (a)	the requirements of all relevant Australian Standards; and			
B	B56 (b)	the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.			

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SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B57	In the event of an inconsistency between the requirements B56(a) and B56(b), the most stringent requirement must prevail to the extent of the inconsistency.	Noted.		Compliant
B	B58	Bundling The Applicant must store all chemicals, fuels and oils used on-site in appropriately bundled areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	Controls were defined in CEMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls. Only small amount of fuel in carboys were stored in the container van.		Compliant
B	B59	WASTE MANAGEMENT Pests, Vermin and Noxious Weed Management The Applicant must:	Controls were defined in EMP Appendix 2 Risk Assessment Register and Appendix 3 Operational Controls		Compliant
B	B59 (a)	implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and			
B	B59 (b)	inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i>	Weekly inspection was conducted by the contractor. However, the inspection checklist is more of a safety focus. Weeding was implemented within the site boundary. Pest and vermin were checked on a daily basis and treated as required. An opportunity for improvement to include Environmental Aspects (i.e. wastes, pest, vermin, noxious weeds, chemical storage, concrete wash bays, tree protection, heritage area, dust, erosion and sedimentation controls) in the weekly inspection checklist to ensure that these are being checked regularly. Addressed by Novati- inspection checklist was updated.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B60	Waste Storage and Processing Prior to the commencement of operation, the Applicant must obtain agreement from Council for the design of the waste storage area for the warehouse and associated office.	Sutherland Shire Council's acceptance for SSD 8662 Consent Conditions B60 & B61 Waste Storage for 238-258 Captain Cook Drive Kurnell was sent on 18 September 2020.		Compliant
B	B61	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Sutherland Shire Council's acceptance for SSD 8662 Consent Conditions B60 & B61 Waste Storage for 238-258 Captain Cook Drive Kurnell was sent on 18 September 2020. All kitchen were installed with separate waste bins for recyclables and general wastes.		Compliant
B	B62	VISUAL AMENITY Lighting The Applicant must ensure the lighting associated with the development:	Lighting design and requirements were included in CC2.		Compliant
B	B62 (a)	complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			
B	B62 (b)	is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
B	B63	Fencing All fencing must be erected in accordance with the development plans included in Appendix 1. Note: This condition does not apply to temporary construction and safety related signage and fencing	Fencing was installed around the site perimeter as per the development plans in Appendix 1.		Compliant

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SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
B	B64	Airspace Protection Prior to the issue of a Construction Certificate for above ground works, the Applicant must submit plans to the Planning Secretary endorsed by the Department of Infrastructure, Regional Development and Cities to ensure the development comprises non-reflective materials in accordance with the <i>Airports Act 1996</i> and <i>Airports (Protection of Airspace) Regulations 1996</i> .	Sydney Airport Letter dated 22 July 2019 this was submitted to DPIE together with Construction Certificates.		Compliant
B	B65	COMMUNITY ENGAGEMENT The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified on Figure 8 in Appendix 2 of this Development Consent, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Consultation with Desalination Plant record sighted and with Council regarding the civil works - stormwater management.		Compliant
		PART C - ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING			
C	C1	ENVIRONMENTAL MANAGEMENT Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Construction Environmental Management Plan (CEMP) Proposed Warehouse 238-258 Captain Cook Drive, Kurnell dated 23 September 2019.		Compliant
C	C1 (a)	detailed baseline data;	Section 1 & 2		
C	C1 (b)	details of:			
C	C1 (b) (i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Appendix 1		
C	C1 (b) (ii)	any relevant limits or performance measures and criteria; and	Section 11		

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SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C1 (b) (iii)	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;	Section 11		
C	C1 (c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 13		
C	C1 (d)	a program to monitor and report on the:			
C	C1 (d) (i)	impacts and environmental performance of the development; and	Section 13		
C	C1 (d) (ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	Section 13		
C	C1 (e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Appendix 6		
C	C1 (f)	a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 15		
C	C1 (g)	a program to investigate and implement ways to improve the environmental performance of the development over time;			
C	C1 (g) (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Section 14		
C	C1 (g) (ii)	complaint;	Section 14		
C	C1 (g) (iii)	failure to comply with statutory requirements; and	Appendix 3		

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C1 (h)	a protocol for periodic review of the plan. <i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	Section 15		
C	C2	OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Operational Environmental Management Plan (OEMP) 238-258 Captain Cook Drive, Kurnell NSW Prepared for Dicker Data Limited 5 January 2021 approved by DPIE on 3 February 2021.		Compliant
C	C3	As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following:			
C	C3 (a)	describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;			
C	C3 (b)	describe the procedures that would be implemented to:			
C	C3 (c)	Flood Emergency Response (see Condition B19);			
C	C3 (d)	Groundwater Management Plan (see Condition B24);			
C	C3 (e)	Aboriginal Cultural Heritage Management Plan (see Condition B45); and			
C	C3 (f)	Community Consultation and Complaints Handling.			
C	C4	The Applicant must:			
C	C4 (a)	not commence construction of the development until the CEMP is approved by the Planning Secretary; and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C4 (b)	carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.			
C	C5	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Construction Environmental Management Plan (CEMP) Proposed Warehouse 238-258 Captain Cook Drive, Kurnell dated 23 September 2019. Approved by DPIE on 3/10/2019.		Compliant
C	C6	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following:			
C	C6 (a)	Construction Traffic Management Plan (see Condition B1);			
C	C6 (b)	Erosion and Sediment Control Plan (see Condition B16);			
C	C6 (b) (i)	keep the local community and relevant agencies informed about the operation and environmental performance of the development;			
C	C6 (b) (ii)	receive, handle, respond to, and record complaints;			
C	C6 (b) (iii)	resolve any disputes that may arise;			
C	C6 (b) (iv)	respond to any non-compliance;			
C	C6 (b) (v)	respond to emergencies; and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C6 (c)	include the following environmental management plans:			
C	C6 (c) (i)	Work Place Travel Plan (see Condition B12); and			
C	C6 (c) (ii)	Flood Emergency Response (see Condition B19).			
C	C7	The Applicant must:	<p>Operational Environmental Management Plan (OEMP) 238-258 Captain Cook Drive, Kurnell NSW Prepared for Dicker Data Limited 5 January 2021 approved by DPIE on 3 February 2021. Testing and commission of the building was ongoing during this audit. Dicker Data is awaiting for the Occupation Certificate from the Certifying Authority prior to operation.</p>		Compliant
C	C7 (a)	not commence operation until the OEMP is approved by the Planning Secretary; and			
C	C7 (b)	operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).			
C	C8	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of:	<p>No activities trigger revision of EMP as the construction was completed within 12 months and non-compliant raised during the previous audit does not trigger any revision to the EMP.</p>		Compliant
C	C8 (a)	the submission of a Compliance Report under condition C15;			
C	C8 (b)	the submission of an incident report under condition C10;			
C	C8 (c)	the submission of an Independent Audit under condition C18;			
C	C8 (d)	the approval of any modification of the conditions of this consent; or			
C	C8 (e)	the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C9	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.:</i></p>			
C	C10	<p>REPORTING AND AUDITING Incident Notification, Reporting and Response</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.</p>	No incident reported to date.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C11	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	The notification of non-compliance was included in the submission of the final Audit Report 01 in May 2020 to DPIE. The audit report also included the response to the non-compliance and the non-compliance raised was also addressed prior to the finalisation of the Audit Report 01-May 2020.		Compliant
C	C12	A non-compliance 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.			
C	C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			
C	C14	Compliance Reporting No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	The SSD 8662 238-258 Captain Cook Drive Kurnell Compliance Monitoring Report Dicker Data Ltd Ver 0.1.pdf was prepared and submitted to DPIE on 14 November 2019.		Compliant
C	C15	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Compliance reports June 2020 and December 2020 were provided to auditor. An Advisory Letter received from DPIE on 10 June 2020, adaptation of the requirements of the revised 2020 Compliance Reporting and Audit Post Approval Requirements. Refer to Appendix F.	Dicker Data to note: Operational Compliance Report required for the duration of operation at intervals, no greater than 52 weeks from the date of commencement of operation – ongoing reporting.	Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C16	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	https://www.dickerdata.com.au/facility/238-258-captain-cook-drive-kurnell-development		Compliant
C	C17	Independent Audit No later than 4 weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	Audit Program was submitted to DPIE on 15 October 2019 and DPIE approval letter was received on 22 October 2019. As per the advisory letter received on 10 June 2020 from DPIE submission of the revised audit program was no longer required. However, Dicker Data has maintained and implemented their audit program.	Note: An audit to be conducted within 26 weeks of the commencement of operation and at intervals, no greater than 3 years or as otherwise agreed by the Secretary.	Compliant
C	C18	Independent Audits of the development must be carried out in accordance with:	Audit 01. The construction date commenced on 13 January 2020. The initial audit as per the audit program and DPAR requirement was conducted within 16 weeks from the commencement of construction on 16-17 April 2020.		Compliant
C	C18 (a)	the Independent Audit Program submitted to the Department under condition C17 of this consent; and	Report was submitted to Dicker Data on 11 May 2020. Response to audit issue was provided to auditor included in the report on 8 June 2020.		
C	C18 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction site inspection was conducted on 2 September 2020 by the auditor. No issues were raised during this inspection. It was agreed that audit report will be combined with this audit report. Another construction site inspection was conducted on 18 January 2021 and review of pre-operational requirements was conducted on 1 March 2021.		
C	C19	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Audit Report 01 was posted on website and response to audit result was submitted to DPIE and acknowledgment receipt from DPIE on 29 July 2020.	Dicker Data to note to make this Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and	Compliant

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SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C19 (a)	review and respond to each Independent Audit Report prepared under condition C18 of this consent;		notify the Department in writing at least 7 days before this is done	
C	C19 (b)	submit the response to the Department; and			
C	C19 (c)	make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.			
C	C20	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the 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>	<p>As per the EMP, it is expected that the project will be audited within 3 months of commencing on site and approximately every 3-6 months. The relevant HSE Leader, in consultation with the project leadership team, will decide on the frequency, scope and timing of project/site audits. Monthly inspection was conducted instead of the audit. Records of inspections were provided.</p> <p>No monitoring requirements.</p> <p>Note that the commencement of construction was on 13 January 2020. Therefore, the audit is due to be conducted in April 2020. Due to Covid-19 restrictions this audit was push back on later date to be decided by Dicker Data and Contractor.</p> <p>The independent audit was conducted 4 months upon commencement of construction and the 2nd audit was conducted 5 months from the 1st audit. All environmental monitoring and audits were conducted as per the EMP and subplans.</p>		Compliant
C	C21	ACCESS TO INFORMATION A site notice(s):	Project website was developed.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C21 (a)	At least 48 hours before the commencement of construction until the completion of all works under this consent, including rehabilitation and remediation, the Applicant must:	https://www.dickerdata.com.au/facility/238-258-captain-cook-drive-kurnell-development		
C	C21 (a) (i)	the documents referred to in condition A2 of this consent;			
C	C21 (a) (ii)	all current statutory approvals for the development;			
C	C21 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;			
C	C21 (a) (iv)	the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;			
C	C21 (a) (v)	regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;			
C	C21 (a) (vi)	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;			
C	C21 (a) (vii)	a summary of the current stage and progress of the development;			
C	C21 (a) (viii)	contact details to enquire about the development or to make a complaint;			

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SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
C	C21 (a) (ix)	a complaints register, updated monthly;			
C	C21 (a) (x)	the Compliance Report of the development;			
C	C21 (a) (xi)	audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;			
C	C21 (a) (xii)	any other matter required by the Planning Secretary; and			
C	C21 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
		APPENDIX 3 - APPLICANT'S MANAGEMENT AND MITIGATION MEASURES			
Appx 3	1	Communications Prior to Construction: The Proponent will appoint a communications manager who will be the point of contact for the community during construction.	APX3 ID1 Community Contact Information Sign 238 CCD. Brad Begley is the communication manager.		Compliant
Appx 3	2	Construction Impacts Prior to Construction: The Proponent will develop a Construction Environmental Management Plan (CEMP) for the project	Construction Environmental Management Plan (CEMP) revision A 23/09/2019		Compliant
Appx 3	3	Aboriginal Heritage Prior to Construction: An <i>Aboriginal Cultural Heritage Management Plan</i> (ACHMP) would be prepared and implemented for the duration of construction	COAST ACHMP 238 CC Drive Kurnell FINAL 20Jun19 APX3 ID4 Coast Invoice CHH19-81 Kurnell 16Dec19 APX3 ID4 COAST Invoice CHH20-05 Kurnell 28Jan2020		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
Appx 3	4	Aboriginal Heritage During Construction: All workers on site for the duration of demolition and excavation works must be subject to an Aboriginal Heritage Induction to make them aware of the provisions of the ACHMP	Included in the induction. All workers were aware about the restriction on aboriginal pad which was barricaded.		Compliant
Appx 3	5	Aboriginal Heritage During Operation: The unexpected finds protocol as detailed in the ACHMP would continue to be implemented during site operations.	Noted as per the CEMP.		Compliant
Appx 3	6	Aboriginal Heritage During Construction: The results of any monitoring and archaeological excavations hat are undertaken will be fully documented in an updated Aboriginal Cultural Heritage Assessment report. Any Aboriginal archaeological remains uncovered during the recommended investigations will be recorded on the AHIMS Register.	COAST ACHMP 238 CC Drive Kurnell FINAL 20Jun19 APX3 ID4 Coast Invoice CHH19-81 Kurnell 16Dec19 APX3 ID4 COAST Invoice CHH20-05 Kurnell 28Jan2020		Compliant
Appx 3	7	Contamination During Construction: The proponent will implement the findings of the Remediation Action Plan for 238-258 Captain Cook Drive, Kurnell NSW dated February 2018 prepared by WSP Rev 4	Refer to condition B32-B37		Compliant
Appx 3	8	Contamination Prior to Construction: A Construction Environmental Management Plan would be developed that includes an unexpected finds protocol and details of the site induction for unexpected finds during the earthworks phase.	Construction Environmental Management Plan (CEMP) revision A 23/09/2019		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
Appx 3	9	Water Pollution During Operation: The Project will implement a stormwater management plan including measures to control and treat run-off and overflows in wet weather events.	Refer to B18. During the site inspection conducted during this audit 01, few lumps of concrete wash were noted on the ground. This does not constitute material harm as the concrete lumps were away from stormwater pits. However, as best practice an opportunity for improvement was raised. An opportunity for improvement to always use a designated concrete wash bay/tray to avoid water pollution (potential for concrete wash to enter the stormwater drains). Improvement noted on site. This was addressed and no issues were raised during inspections conducted on 2 September 2020 and 18 January 2021.		Compliant
Appx 3	10	Biodiversity Construction: Landscaping works will be undertaken in accordance with the approved landscape drawings.	DICKER DATA OFFICE & WAREHOUSE DEVELOPMENT LANDSCAPE ARCHITECTURAL DEVELOPMENT APPLICATION Issue: G Date: 30.08.2018		Compliant
Appx 3	11	Biodiversity During Construction: Install appropriate exclusion fencing around trees and vegetation to be retained.	Tree protection were implemented. All trees that need to be protected were fenced off and with "no access" signage.		Compliant
Appx 3	11	Biodiversity During Construction: Implement the recommended measures in Section 5.1 of the BDAR during construction.	238-258 Captain Cook Drive, Kurnell Biodiversity Development Assessment Report FINAL REPORT Prepared for DEVKON 22 February 2018 Section 5.1 controls were implemented on site refer to photos.		Compliant
Appx 3	13	Biodiversity During Construction: Temporary infrastructure (plant sites and construction offices, access tracks, etc.) will be located in cleared areas away from vegetation to minimise vegetation removal.	Implemented based on the Design and Construction Certificates. Refer to photos on trees that were left onsite.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
Appx 3	14	Bushfire During Construction and Operation: The Recommendations of the Bushfire Protection Assessment for the Construction of the Proposed Dicker Data Warehouse on Lot 1 in DP 225973 & Lot 2 in DP 1088703 No. 238 - 258 Captain Cook Drive, Kurnell prepared by Australian Bushfire Protection Planners Pty issued 27.02.2018.	Recommendations of the Bushfire Protection Assessment for the Construction of the Proposed Dicker Data Warehouse on Lot 1 in DP 225973 & Lot 2 in DP 1088703 No. 238 - 258 Captain Cook Drive, Kurnell prepared by Australian Bushfire Protection Planners Pty issued 27.02.2018 being were implemented.		Compliant
Appx 3	15	Soils During Construction: The Construction Environmental Management Plan will include erosion and sedimentation plans that would be prepared and implemented during the construction program.	Included in CEMP as approved by DPIE letter dated 3/10/2019. Refer to photos for implementation.		Compliant
Appx 3	16	Soils During Construction: Stabilised exposed surfaces as soon as practicable.	Refer to photos. Expose areas were water down and haul road were stabilised. Refer to photos,		Compliant
Appx 3	17	Groundwater During Construction: A groundwater extraction licence would be obtained should groundwater be required for construction and/or operational activities.	Not required. No groundwater extraction conducted on site.		Not Triggered
Appx 3	18	Noise and Vibration Prior to Construction: A Construction Environmental Management Plan would be implemented as part of construction.	CEMP and noise and vibration requirements were implemented.		Compliant
Appx 3	19	Visual Impact During Construction: External lighting designed to comply with Australian Standard AS4282, "Control of the Obtrusive Effects of Outdoor Lighting" Luminaires controlled to minimise light spill.	No night works.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
Appx 3	20	Ecologically Sustainable Development During Detailed Design: The following measures would be employed in detailed design to minimise consumption of resources, water and energy:	Ecological Design requirements were defined in the Design Report as appendix - APX3 ID20 Ecologically Sustainable Development. Specification OF Hydraulic Services FOR Dicker Data Centre		Compliant
Appx 3	20	- Water efficient fixtures, fittings and practices;			
Appx 3	20	- Energy and water efficient equipment;			
Appx 3	20	- Naturally ventilated spaces;			
Appx 3	20	- Rainwater harvesting for irrigation and toilet flushing;			
Appx 3	20	- Solar panels to be installed subject to resolving fallout from aircraft issues;			
Appx 3	20	- Efficient building management systems and equipment, including lighting;			
Appx 3	20	- Passive design elements such as building orientation, external shading, appropriate use of thermal mass, performance glazing, thermal efficiency of building fabric.			
Appx 3	21	Flood Management During Operations: The Emergency Response Plan is to include procedures to be followed in the event of flood.	Refer to B19.		Compliant
		APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			
Appx 4	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under	Not Triggered. No reported incident to date.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
		condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.			
Appx 4	2	Written notification of an incident must:	Not Triggered		Not Triggered
Appx 4	2 (a)	identify the development and application number;			
Appx 4	2 (b)	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
Appx 4	2 (c)	identify how the incident was detected;			
Appx 4	2 (d)	identify when the applicant became aware of the incident;			
Appx 4	2 (e)	identify any actual or potential non-compliance with conditions of consent;			
Appx 4	2 (f)	describe what immediate steps were taken in relation to the incident;			
Appx 4	2 (g)	identify further action(s) that will be taken in relation to the incident; and			
Appx 4	2 (h)	identify a project contact for further communication regarding the incident.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

SSD Part No.	SSD Req. No.	SSD-8662-Mod-1 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
Appx 4	3	INCIDENT REPORT REQUIREMENTS Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Not Triggered		Not Triggered
Appx 4	4	The Incident Report must include:	Not Triggered		Not Triggered
Appx 4	4 (a)	a summary of the incident;			
Appx 4	4 (b)	outcomes of an incident investigation, including identification of the cause of the incident;			
Appx 4	4 (c)	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
Appx 4	4 (d)	details of any communication with other stakeholders regarding the incident.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

Appendix D. Audit Photos – 2 September 2020 and 18 January 2021



Photo 1 – Taken 2 September 2020 - Aboriginal heritage pad was delineated and barricaded.



Photo 2 – Taken 18 January 2021 – Aboriginal heritage pad was preserved.



Photo 3 – Taken on 2 September 2020 - Permanent fencing were installed along the perimeter at the site.



Photo 4 – taken on 18 January 2021 - Permanent fencing and swale installed along the site perimeter. Photo taken at the western perimeter.



Photo 5 – Taken 2 September 2020 – Panoramic view of the site taken from the site employees entry/exit gate.



Photo 6 – Taken 18 January 2021 – Panoramic view of the site taken from the site employees entry/exit gate.



Photo 7 – Taken 2 September 2020 – Panoramic view taken from the northeast side.



Photo 8 – Taken 18 January 2021 – Taken from the delivery entry gate.



Photo 9 – Taken 2 September 2020 – backfilling of the parking area at the western portion of the site.



Photo 10 – Taken 18 January 2021 – carpark at the western portion of the site.



Photo 11 – Taken 2 September 2020 – stockpiles at the south of the site



Photo 12 – Taken 18 January 2021 – Remaining stockpiles at the south of the site.



Photo 13 – Taken 2 September 2020 – Water tanks.



Photo 14 – Taken 18 January 2021 – water tanks.



Photo 15 – Taken 2 September 2020 – eastern portion of the site



Photo 16 – Taken 18 January 2021 – Taken from the mini golf area looking at the warehouse from the east.



Photo 17 – Taken 18 January 2021 – mini golf area at the eastern side of the site



Photo 18 – Taken 18 January 2021 – Kitchen area – waste storage bins are labelled properly with recyclable and general solid waste.



Photo 19 – Taken 18 January 2021 – electric car chargers were installed at the car park.



Photo 20 – Taken 18 January 2021 – Taken inside the warehouse.



Photo 19 – Taken 18 January 2021 – taken inside the plant room with the Tesla Solar Chargers.



Photo 20 – Taken 18 January 2021 – Office reception.



Photo 19 – Taken 18 January 2021 – barbeque area at the north of the warehouse.



Photo 20 – Taken 18 January 2021 – Looking at the south of the site the waste storage and collection area was installed at the of this road.



Photo 19 – Taken 18 January 2021 – taken inside the building – product testing area.



Photo 20 – Taken 18 January 2021 – Delivery and product receiving area.

Appendix E. Consultation Records

Sutherland Shire Council

On 30 Sep 2020, at 12:11 pm, Leanne Mariani <LMariani@ssc.nsw.gov.au> wrote:

Attention: Annabelle Tungol, Senior Management Consultant - AQUAS

Hi Annabelle,

Sorry for the delay in responding to your email. I do not believe that Council was provided with a copy of the Construction Environmental Management Plan (CEMP) but this was not a requirement of the original consent which was issued by the NSW DPIE.

For your information, Council was recently involved with the assessment of the Modification Application for SSD-8662. The documentation relevant to this modification is available on the NSW Planning

Portal <https://www.planningportal.nsw.gov.au/major-projects/project/37921> The documentation includes letters of Request for Further Information issued by NSW DPIE which may assist with your environmental audit of the development.

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If you require more information regarding SSD-8662-Mod-1 you are welcome to contact Ms Mary Ellen Trimble who is the contact Planning Officer at DPIE on ph 9274 6213 or maryellen.trimble@planning.nsw.gov.au.

Regards

Leanne

<image001.jpg>

Leanne Mariani

Environmental Assessment Officer – Environmental Science

Major Development Assessment – Shire Planning

Mon - Thurs

Tel: 9710 0149

lmariani@ssc.nsw.gov.au

sutherlandshire.nsw.gov.au

We acknowledge the traditional owners of the land on which we live, and pay our respects to elders past and present.

Connect with us:

<image002.png>

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<image007.png>

Sign up to receive news and event information

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<image009.png>

From: Tungol, Annabelle <Annabelle.Tungol@aquas.com.au>

Sent: Tuesday, 1 September 2020 12:26 PM

To: Leanne Mariani <LMariani@ssc.nsw.gov.au>

Cc: Carolyn Howell <CHowell@ssc.nsw.gov.au>; 'Ania.Dorocinska@planning.nsw.gov.au'

<Ania.Dorocinska@planning.nsw.gov.au>

Subject: RE: 238-258 Captain Cook Kurnell Warehouse Development - SSD 8662 - Independent Environmental Audit 02 - Consultation

Hi Leanne,

I am conducting the 2nd Independent Environmental Audit on 238-258 Captain Cook Drive Kurnell– Warehouse Development.

I understand during the previous audit you were requesting to get a copy of the CEMP. Were the CEMP been submitted to you for information?

3

I will also appreciate if you have any feedback or concern on this development please let me know

so we can consider them during this audit. Thank you.

Regards,

Annabelle Tungol | Senior Management Consultant | Environmental Representative | Lead
Environmental Auditor | Quality Auditor

A Level 7, 116 Miller Street, North Sydney NSW 2060

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DPIE

From: Tungol, Annabelle

Sent: Tuesday, 29 September 2020 3:44 PM

To: 'Alfarid Hussain'

Cc: 'Brad Begley'

Subject: FW: Warehouse Development - SSD 8662 - IEA 02- Consultation

Hi Alfarid,

I just want to give you an update with regards to Dicker Data Warehouse development Audit after the site

inspection and initial document review conducted on 1-2 September 2020, given that the construction will be

completed this October/November 2020, I agreed with Brad to complete the audit report with the prior to

occupation requirements. I am just waiting for the construction completion documentation then we will finalise the

audit report.

Regards,

Annabelle Tungol | Senior Management Consultant | Environmental Representative | Lead
Environmental Auditor |
Quality Auditor

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DPIE

Sent: Tuesday, 1 September 2020 12:30 PM

To: Paul Irish

Subject: RE: Warehouse Development - SSD 8662 - Independent Environmental Audit - Consultation
Hi Paul,

I am conducting the 2nd Independent Environmental Audit on 238-258 Captain Cook Kurnell Warehouse

Development and as your previous response to this consultation you don't have any concern to raise. However,

should you have any concern, or any feedback now will be appreciated. Thank you.

Regards,

Annabelle Tungol | Senior Management Consultant | Environmental Representative | Lead
Environmental Auditor |
Quality Auditor

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Appendix F. DPIE Advisory Letter – Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's)