



# Independent Environmental Audit 1 Waterloo Metro Quarter Basement SSD 10438

6 September 2023

**Prepared for:**

WL Developer Pty Ltd

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## 1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by WL Developer Pty Ltd to undertake an audit of the construction of the Waterloo Metro Quarter (WMQ) Basement structure under State Significant Development (SSD) Consent 10438 (SSD 10438). The two-level basement structure is being constructed by John Holland Group (JHG) and Mirvac in a joint venture.

The audit is required by SSD 10438 Conditions A26-A31 and has been undertaken in accordance with the Department of Planning and Environment’s (DPE) Independent Audit Post Approval Requirements (IAPAR). This report presents the findings of the initial IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

The audit consisted of a site inspection as well as a review of relevant and available documents and site management and monitoring records. This IEA represents the initial independent audit for the Project and covers the period from 20 February 2023 to the date of the site inspection on 6 September 2023.

The Project was audited against the development consent conditions relevant to the activities undertaken during the audit period. The audit also included a high-level assessment of adequacy of the project CEMP and Sub-Plans. The implementation of the CEMP was considered to be adequate.

**One non-compliance** was identified during the audit:

- > **Condition A26:** The IAPARs require the initial Independent Audit to be conducted within 12 weeks of construction commencement. Construction commencement was 20/2/2023. The site inspection for this audit was undertaken on 6/9/2023, more than 12 weeks after construction commencement and is therefore non-compliant with IAPAR audit timeframes.

*NB: There was a prolonged period of site establishment and archaeological investigation, with construction commencement aligned with CC1 (compliance with Condition A26 was verified from the notification of commencement date rather than issue of the first construction certificate).*

**One self-reported non-compliance** was reported by the project during the audit period:

- > **Condition D3:** On 17/7/2023 there was a late concrete pour associated with inground piling works. This was a direct result of delay in service from the concrete supplier once piles had commenced, and the concrete pour subsequently continued until 8:00pm, past the allowable hours of Construction.

**Five Observations** were raised during the audit:

- > **Condition C3:** A summary of the stage of the development was on the website but was not current.
- > **Condition C9:** Evidence of submission of the Pre-Construction Dilapidation Report to the church was not available.
- > **Condition C9:** The requirement to prepare a Pre-Construction Dilapidation Report for the Sydney Metro station box was not confirmed via evidence.
- > **Condition D2:** A Site Notice was displayed on the hoarding at the Botany Road access. The notice appeared to satisfy all parts of Condition D2 with the exception of the font size of the contact details, which were smaller than 30-point type size (a).
- > **CEMP Section 12.3:** The concrete pour overrun example could be considered for use in a JHG Lessons Learnt to demonstrate continual improvement in the EMS.

Overall, the Project demonstrated substantial compliance with the Development Consent.

The management of archaeological heritage, contamination, noise, dust and vibration were the most significant environmental risks requiring management during the audit period. These risks were being

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controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including required documentation and records.

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## 2 INTRODUCTION

### 2.1 BACKGROUND

WL Developer Pty Ltd commissioned SNC-Lavalin Australasia (SNC) to undertake an Independent Environmental Audit (IEA) for the excavation and construction of a two-level basement structure within Waterloo Metro Quarter (WMQ).

The audit was undertaken against the requirements of State Significant Development (SSD) Consent 10438 (SSD 10438) and Independent Audit Post Approval Requirements, DPIE, 2020 (IAPAR). This report presents the findings of the initial IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

### 2.2 PROJECT LOCATION AND SITE DESCRIPTION

The Waterloo Metro Quarter is located approximately 3.3km south of the Sydney CBD, 700m south-west of Redfern and 5km north-east of Sydney Airport (refer to Figure 1).



Figure 1 Local Context Map (Source: SSD 10438 MOD 1 Assessment Report, DPE, August 2022)

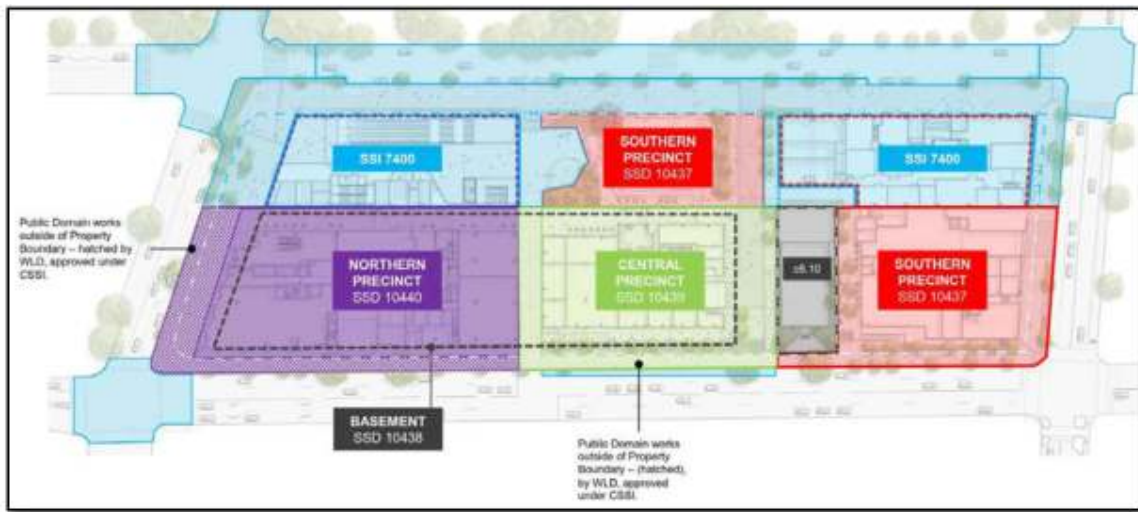
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The site is situated above and around the future Waterloo Metro Station, which is currently under construction and scheduled to open in 2024. The site is predominantly rectangular in shape and is bound by Cope Street to the east, Raglan Street to the north, Botany Road to the west and Wellington Street to the south.

The sites surrounding the Waterloo Metro Quarter include commercial premises to the north, light industrial and mixed-use development to the south, residential development to the east (Waterloo Estate) and predominantly commercial and light industrial development to the west.

Figure 2 identifies the project site in relation to the Waterloo Metro Quarter Precincts.



**Figure 2 Plan of Waterloo Metro Quarter Precincts** (Source: SSD 10437 EIS)

### 2.3 AUDIT TEAM

The audit team approved by DPE to undertake the initial IEA is detailed in **Table 1**. Refer **Appendix B** for DPE Approval Letter.

**Table 1: Audit team**

| Role                       | Name        | Qualifications   | Experience  |
|----------------------------|-------------|--|---|
| Lead Environmental Auditor | J. Heltborg | Bachelor Science<br>Masters Environmental Management<br>Environmental Management Systems<br>Principal Auditor, Exemplar Global | 20 years of Environmental auditing experience<br>10 years of construction environmental management experience<br>Member of Environmental Institute of Australia & New Zealand (EIANZ)<br>Certified Environmental Practitioner (CEnvP) |

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## 2.4 AUDIT OBJECTIVES

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 10438 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-Plans.

## 2.5 AUDIT SCOPE

This is the first Independent Environmental Audit for SSD 10438 and the scope of the audit included the following:

- > Assessment of compliance with the Project Conditions of Approval, Parts A-D of SSD 10438
- > An assessment of the environmental performance of the development including:
  - o Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
  - o Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
  - o Incidents, non-compliances and complaints
  - o Performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
- > A high level assessment of the adequacy of the project’s CEMP and Sub-Plans; and
- > Any other matter considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development’s past performance.

NB: The Department did not request any additional matters be taken into account during this audit. Refer to Section 3.5 for a summary of consultation issued to DPE.

## 2.6 PERIOD COVERED BY AUDIT

Construction for the Project commenced on 20 February 2023.

This IEA represents the initial independent audit for the Project and covers the period from 20 February 2023 to the date of the site inspection on 6 September 2023.

This IEA (desk-top assessment) commenced on 9 May 2023. On this date, the auditor submitted the audit checklists to the proponent’s representative requesting documentary evidence of compliance with applicable conditions of the Development Consent.

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### 3 AUDIT METHODOLOGY

#### 3.1 DEVELOPMENT OF AUDIT SCOPE

This IEA focused on Development Consent conditions applicable to works undertaken during the reporting period and will be revised in subsequent audits as the project works progress.

The audit scope was developed in consultation with the proponent's representatives to determine the applicability of Development Consent conditions to works undertaken during the reporting period. DPE was also consulted regarding areas of particular focus.

#### 3.2 SUMMARY OF AUDIT PROCESSES

The audit process comprised the following:

- > Preliminary document review to enable the auditor to gain an understanding of the Project, environmental processes, and progress since project commencement
- > Desktop assessment of publicly available documentation
- > Preparation of audit checklist, with audit prompts for project details and requests for documentary evidence to determine compliance
- > Provision of the audit checklists to proponent's representatives for collation of information, prior to interview
- > Receipt of compliance information and assessment thereof, prior to interview
- > Update the audit checklists with the new information and reframing of the audit questions to address outstanding information at the interview
- > Opening meeting, interview and walk-through site inspection
- > Consultation with DPE on areas of focus for the audit, and agencies to be consulted
- > Further assessment of information collated
- > Closing meeting via teleconference
- > Preparation and issue of draft compliance tables, noting compliance status with CoA and any requests for further information
- > Emails to resolve and seek clarification on outstanding matters
- > Preparation and issue of draft audit report and compliance tables
- > Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

#### 3.3 SITE PERSONNEL

The following site personnel were in attendance during the audit or parts of:

- > Lefan Lun – Environmental Advisor, JHG
- > Tristan Rodrigues – Environmental Advisor, JHG
- > Cameron Newling – Operations Environmental Manager, JHG

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- > Nairy Topouzian – Assistant Development Manager, JWLD
- > Eugene Choo - Project Manager, JHG
- > Ashley Marks – Site Manager, JHG
- > Robbie Neen – Safety Manager, JHG
- > Ryan Thomas – Project Director, WLD
- > Leanna Fuller – Stakeholder & Engagement Manager, WLD

Refer Audit Attendee List, **Appendix F**.

### 3.4 SITE INSPECTION

A site inspection was undertaken by the Auditor on 6 September 2023. During the site inspection, environmental controls on-site generally appeared to be operating effectively and no non-compliances or observations were raised in relation to Condition D14 - implementation of the CEMP and Sub-Plans.

Refer to **Appendix C** for site photographs.

Refer to **Appendix A**, Table A2 for observations against the CEMP and Sub-Plans.

### 3.5 CONSULTATION

The Auditor consulted with DPE via email on 18 August 2023 and by email and phone on 11 September 2023 to seek input from DPE, as required by Section 3.2 of the IAPARs, specifically in relation to:

- > Any particular area(s) of focus for the audit
- > Any consultation with agencies deemed necessary by the Department.

No response was received from DPE.

A copy of email correspondence is provided in **Appendix D** of this report.

### 3.6 COMPLIANCE DESCRIPTORS

The compliance status of each requirement was determined using the relevant descriptors in Table 2.

**Table 2: Compliance descriptors**

| Status               | Description   |
|----------------------|---|
| <b>Compliant</b>     | Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit. |
| <b>Non-compliant</b> | One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.                |
| <b>Not triggered</b> | A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken.                        |

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## 4 AUDIT FINDINGS - TABLES

### 4.1 AUDIT FINDINGS SUMMARY

Table 3 summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

**Table 3: Audit findings summary**

| Description  | Quantity | Section of Report where addressed |
|--|----------|-----------------------------------|
| <b>Assessment of Compliance</b>                                |          |                                   |
| Number of Conditions of Approval                               | 191      | Section 4.2                       |
| Not triggered  | 124      | Section 4.2                       |
| Compliant  | 65       | Section 4.2                       |
| Non-compliant  | 1        | Section 4.3                       |
| Observations identified during the audit                       | 5        | Section 4.5                       |
| <b>Other</b>   |          |                                   |
| Self-Reported Non compliances recorded during the audit period | 1        | Section 4.4                       |
| Penalty notices issued during audit period                     | 0        | Section 4.7                       |
| Complaints reported during audit period                        | 4        | Section 4.9                       |
| Incidents recorded during the audit period                     | 0        | Section 4.10                      |

### 4.2 COMPLIANCE

An assessment of compliance was undertaken against the Development Consent conditions applicable to works undertaken during the reporting period. **Table 4** provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 3.6 of this report.

**Table 4: Assessment of compliance**

| SSD Requirement  | No. of conditions | Findings  |               |               |
|--|-------------------|-----------|---------------|---------------|
|  |                   | Compliant | Non-compliant | Not triggered |
| <b>Part A – Administrative controls</b>                    | <b>31</b>         | 11        | 1             | 19            |
| <b>Part B – Prior to issue of construction certificate</b> | <b>32</b>         | 1         | 0             | 31            |
| <b>Part C – Prior to Commencement of Works</b>             | <b>39</b>         | 28        | 0             | 11            |
| <b>Part D – During Construction</b>                        | <b>33</b>         | 25        | 1             | 7             |
| <b>Part E – Prior to Occupation or Commencement of Use</b> | <b>29</b>         | -         | -             | 29            |

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| SSD Requirement                                    | No. of conditions | Findings  |               |               |
|--|-------------------|-----------|---------------|---------------|
|  |                   | Compliant | Non-compliant | Not triggered |
| Part F – Post Occupation                           | 15                | -         | -             | -             |
| Part G – Prior to issue of Subdivision Certificate | 12                | -         | -             | -             |

Overall, the Project demonstrated substantial compliance with the Development Consent. The detailed assessment against each condition of the Development Consent is provided in **Appendix A**, Table A1.

### 4.3 NON-COMPLIANCES

A total of one non-compliance was identified during the audit, as detailed in **Table 5**.

**Table 5: Summary of non-compliances**

| ID                            | Summary of Non-Compliance   | Recommendation, Timing & Status |
|-------------------------------|---|---------------------------------|
| SSD 10438<br>Condition<br>A26 | <p>The IAPARs require the initial Independent Audit to be conducted within 12 weeks of construction commencement.</p> <p>Construction commencement was 20/2/2023. The site inspection for this audit was undertaken on 6/9/2023, more than 12 weeks after construction commencement and is therefore non-compliant with IAPAR audit timeframes.</p> <p><i>NB: There was a prolonged period of site establishment and archaeological investigation, with construction commencement aligned with CC1 (compliance with Condition A26 was verified from the notification of commencement date rather than issue of the first construction certificate).</i></p> | N/A                             |

### 4.4 SELF-REPORTED NON-COMPLIANCES

With the exception of the non-compliances identified by this IEA and documented in Section 4.3, one environmental non-compliance was self-reported by the Project during the reporting period, as detailed in Table 6.

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**Table 6: Self-reported Non-compliances during the audit period**

| ID                           | Summary of Non-Compliance   |
|------------------------------|---|
| SSD 10438<br>Condition<br>D3 | <p>On 17/7/2023 a non-compliance was identified and self-reported by the project owing to a late concrete pour associated with inground piling works. This was a direct result of delay in service from the concrete supplier once piles had commenced, and the concrete pour subsequently continued until 8:00pm, past the allowable hours of Construction.</p> <p>The site management team was advised, and a toolbox talk was completed to reinforce the approved construction hours and that working without approval is unacceptable.</p> <p>The following preventative actions have been implemented:</p> <ul style="list-style-type: none"> <li>• Construction hours are provided in the induction presentations to all site workers (verified).</li> <li>• A site wide toolbox will be given to reinforce approved construction hours (verified).</li> <li>• Discussion of compliance and proposed mitigation strategies at monthly HSES project meetings with JHG regional leadership attendance (not verified).</li> <li>• Concrete truck scheduling will be conducted to only schedule concrete pours at times when they can be completed within the approved construction hours in accordance with consent condition D3.</li> </ul> <p>DPE conducted an investigation after the NC was raised and issued a warning letter on 28/8/2023. DPE determined that no formal action was warranted.</p> <p>There have been no known instances of work out of hours since the above NC was identified.</p> |

#### 4.5 OBSERVATIONS

Five observations were identified during the audit and summarised in Table 7 below, including recommendations to address each observation.

**Table 7: Observations identified during the audit period**

| ID                           | Summary of Observations   | Recommendation, Timing & Status   |
|------------------------------|---|---|
| SSD 10438<br>Condition<br>C3 | A summary of the stage of the development was on the website but was not current.   | <p><b>Recommendation:</b> N/A</p> <p><b>Timing:</b> Website was updated and evidence provided post-audit, on 8/9/2023</p> <p><b>Status:</b> CLOSED</p>  |
| SSD 10438<br>Condition<br>C9 | Evidence of submission of the Pre-Construction Dilapidation Report to the church was not available.                               | <p><b>Recommendation:</b> Provide evidence that a copy of the Pre-Construction Dilapidation Report was submitted to the church.</p> <p><b>Timing:</b> To be verified during IA2</p> <p><b>Status:</b> OPEN</p>                |
| SSD 10438<br>Condition<br>C9 | The requirement to prepare a Pre-Construction Dilapidation Report for the Sydney Metro station box was not confirmed via evidence | <p><b>Recommendation:</b> Confirm whether a Pre-Construction Dilapidation Report for the Sydney Metro station box is required by Sydney Metro.</p> <p><b>Timing:</b> To be verified during IA2</p> <p><b>Status:</b> OPEN</p> |

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| ID  | Summary of Observations  | Recommendation, Timing & Status  |
|---|--|--|
| SSD 10438<br>Condition<br>D2                        | A Site Notice was displayed on the hoarding at the Botany Road access.<br><br>The notice appeared to satisfy all parts of Condition D2 with the exception of the font size of the contact details, which were smaller than 30-point type size (a). | <b>Recommendation:</b> Review Site Notice and ensure the notice complies with all parts of Condition D2, including required font size for contact details.<br><b>Timing:</b> Site Notice replaced and photo provided as evidence on 25/9/2023<br><b>Status: CLOSED</b> |
| CEMP<br>Section<br>12.3<br>Continual<br>improvement | The concrete pour overrun example could be considered for use in a JHG Lessons Learnt to demonstrate continual improvement in the EMS.   | <b>Recommendation:</b> To be addressed by JHG in Proponent's response.<br><b>Timing:</b> To be verified during IA2<br><b>Status: OPEN</b>  |

#### 4.6 PREVIOUS AUDIT ACTIONS

As this is the first independent audit for SSD 10438, there are no previous audit recommendations to address.

#### 4.7 PENALTY NOTICES

No penalty notices have been issued from relevant regulatory authorities including the Department, NSW Environmental Protection Authority (EPA) or local Council.

#### 4.8 PHYSICAL EXTENT OF THE PROJECT

Construction Certificates prepared by McKenzie Group confirm the architectural and interior design of the development, architectural set of drawings, is consistent with BCA and the Development Consent, including the approved plans. During the site inspection there were no unapproved works identified outside of the site boundary, marked by physical hoardings.

#### 4.9 COMPLAINTS

There were three complaints received during the reporting period that could be attributed to the project. The complaints were in relation to vibration and received on 4/4/23, 9/5/23 & 8/8/23.

After the initial vibration complaint Stantec (acoustic and vibration consultant) was engaged to conduct a vibration assessment at the affected property. Vibration criteria was set at 7.5mm/s for cosmetic damage and 0.4mm/s for human exposure. The assessment demonstrated that vibration levels were below the threshold for cosmetic damage. A slight exceedance in human comfort vibration levels was identified in the kitchen of one apartment, which was considered acceptable due to being a non-habitable area. No recommendations were made in the Stantec assessment.

The communication and complaints management process was discussed with the Stakeholder & Communications Manager. In accordance with the Community Communications Strategy (CCS) all complaints must be responded to within 2 hours and closed out within 48 hours. Complaint data is uploaded to the project website in the Complaints Register.

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No other complaints have been received that could be attributed to the Project.

#### 4.10 INCIDENTS

No environmental incidents requiring DPE notification have been recorded to date on the Project.

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## 5 AUDIT FINDINGS – DISCUSSION

### 5.1 REVIEW OF ADEQUACY OF MANAGEMENT PLANS

The following management plans were reviewed as detailed in **Appendix A**, Table A2.

- > Air Quality Management Sub-Plan (AQMP)
- > Construction Environmental Management Plan (CEMP)
- > Construction Noise and Vibration Management Plan (CNVMP)
- > Construction Traffic and Pedestrian Management Plan (CTPMP)
- > Construction Waste Management Sub-Plan (CWMP)
- > Dewatering Management Plan (DWMP)

The sub-plans were found to meet the full requirements of the Development Consent.

The Project’s performance against the requirements of the management plans is provided in Section 5.2.

### 5.2 REVIEW ENVIRONMENTAL PERFORMANCE

The audit found that the project was overall operating in compliance with identified audit requirements, including the CEMP, Sub-Plans, and SSD conditions of approval.

One non-compliance was raised in relation the initial independent audit being conducted late, and another self-reported non-compliance was reviewed that related to a late concrete pour.

The management of archaeological heritage, contamination, noise, dust and vibration are the most significant environmental risks the project has had to manage during the audit period. These risks were being managed well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including required documentation and records.

As per the Ministers Condition of Approval B29 AMBS prepared an Archaeological Method Statement (AMS) from July 2020 that outlined the need for further historical archaeological excavations within the project area. Evidence of implementation of the Archaeological Management Strategy (AMS) was reviewed during the audit. AMBS archaeologists had been engaged for the first 22 weeks of construction to undertake excavation and salvage works in accordance with the requirements of the AMS, Condition C39 of SSD 10438 (and Conditions E17 & E18 of SSI 15-7400), the CFEMP and applicable legislative requirements and guidelines. It is understood that 200-300 boxes of artefacts have been removed from the site during archaeological investigations and salvage. At the time of IA1, one area of the site in the southern portion remained undisturbed that will require future archaeological monitoring (under a concrete slab). Refer to the Audit Table **Appendix A**, Condition C39 for more information.

Unexpected finds of asbestos were encountered during archaeological investigation and other surface works and were supervised by consultants JBS&G (Licensed Asbestos Assessor – LAA) and undertaken in accordance with SafeWork NSW Code of Practice – How to Safely Remove Asbestos (2022). Asbestos clearance reports were prepared as required during the works. Refer to the Audit Table **Appendix A**, Condition D27 for more information.

Future risks will be extended to the dewatering process for the management of surface water and groundwater. Relevant approvals and the review of water quality monitoring data in accordance with the Dewatering Management Plan will be assessed during the next audit.

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Observations raised during the audit are documented in Section 4.5, the Independent Audit Table, **Appendix 1**, and photos of the site are included **Appendix C**.

### 5.3 ACTUAL AND PREDICTED IMPACTS

The following issues were identified as potential for impact in the EIS:

- > Social and economic
- > Traffic and accessibility
- > Noise and vibration
- > Sediment, erosion and dust control
- > Ecology

The project is operating within the approval boundary, and this is delineated with hoarding around the perimeter. Dust, vibration, and noise monitoring is regularly occurring for the Project to ensure any potential off-site impacts are prevented and minimised. All monitoring complies with the project criteria. No offsite incidents have been reported.

Controls had been installed to mitigate against any potential risks arising from these activities including:

- > ERSED controls (e.g., sediment fences, sediment basins, vehicle washdown)
- > Security fencing (with visible site signage)
- > Environmental monitoring (e.g. dust, noise and vibration via attended and unattended monitoring)
- > Regular community consultation
- > Appropriate offsite disposal of contaminated material

The environmental impacts observed were consistent with those predicted in the EIS (as relevant to this stage of works).

### 5.4 KEY STRENGTHS

The Project is at an early stage with construction works commenced in February 2023, about 6 months prior to the initial audit. Works for the first 22 weeks of construction were focused on archaeological monitoring, excavation and salvage, and the implementation of the unexpected finds protocol for contamination.

The project team demonstrated a systematic approach to compliance and environmental management with continual improvement achieved throughout the construction delivery phase to date.

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## APPENDIX A – AUDIT TABLE

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+ **Table A1: SSD 10438 Requirements**

| Approval (ID)   | Requirement  | Evidence Collected  | Independent Audit Findings & Recommendations   | Compliance Status |
|---|--|---|--|-------------------|
| <b>SCHEDULE 2</b>                                     |  |   |  |                   |
| <b>PART A ADMINISTRATIVE CONDITIONS</b>               |  |   |  |                   |
| <b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> |  |   |  |                   |
| <b>A1</b>   | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent  | <ul style="list-style-type: none"> <li>Refer the findings from this audit</li> <li>Interview with Auditees</li> </ul>   | At the time of IA1 archaeological investigations were complete and piling under CC1 had commenced. No material harm is known to have occurred to date. | <b>Compliant</b>  |
| <b>TERMS OF CONSENT</b>                               |  |   |  |                   |
| <b>A2</b>   | The development may only be carried out: <ol style="list-style-type: none"> <li>in compliance with the conditions of this consent</li> <li>in accordance with all written directions of the Planning Secretary;</li> <li>in accordance with the EIS and RtS;</li> <li>in accordance with the management and mitigation measures;</li> <li>in accordance with the approved plans in the table below (except where modified by the conditions of this consent).</li> </ol> | <ul style="list-style-type: none"> <li>EIS/RtS: <a href="#">Waterloo Metro Quarter OSD - Basement Car Park Detailed Design SSDA   Planning Portal - Department of Planning and Environment (nsw.gov.au)</a></li> <li>Interview with Auditees</li> </ul> | Refer the findings from this audit   | <b>Compliant</b>  |

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| Approval (ID)                                     | Requirement  | Evidence Collected  | Independent Audit Findings & Recommendations  | Compliance Status    |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
|---|--|---|---|----------------------|--|--|--|--|----------------|-----|--------------|------|----------------------------|---|-------------|----------|----------------------------|---|--------------------------------|----------|----------------------------|---|--------------------------------|----------|----------------------------|---|--------------------------------|----------|----------------------------|---|------------------------------------|----------|----------------------------|---|-----------------------------|----------|----------------------------|---|-----------------------------|----------|----------------------------|---|------------------------------------|----------|----------------------------|---|------------------------------------|----------|----------------------------|---|-------------------------|----------|---|--|--|-----------------|---------------|---------------------|
|   | <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Woods Bagot</th> </tr> <tr> <th>Drawing Number</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0001</td> <td>E</td> <td>Cover Sheet</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0090</td> <td>E</td> <td>Basement – Floor Plan Level 00</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0091</td> <td>F</td> <td>Basement – Floor Plan Level P1</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0092</td> <td>F</td> <td>Basement – Floor Plan Level P2</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0101</td> <td>E</td> <td>Basement – Longitudinal Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0102</td> <td>E</td> <td>Basement – Cross Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0103</td> <td>E</td> <td>Basement – Cross Section 02</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0121</td> <td>E</td> <td>Basement – Deep Planter Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0122</td> <td>E</td> <td>Basement – Deep Planter Section 02</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0190</td> <td>E</td> <td>Basement – Area Plan 01</td> <td>11/03/22</td> </tr> </tbody> </table><br><table border="1"> <thead> <tr> <th colspan="3">Draft Stratum Subdivision plans prepared by Veris</th> </tr> </thead> <tbody> <tr> <td>202254.01b DSUB</td> <td>Sheets 1 to 3</td> <td>Printed<br/>01.09.20</td> </tr> </tbody> </table> |   |   |                      | Architectural drawings prepared by Woods Bagot |  |  |  | Drawing Number | Rev | Name of Plan | Date | WMQ-BMNT-WBG-AR-DRG-DA0001 | E | Cover Sheet | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0090 | E | Basement – Floor Plan Level 00 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0091 | F | Basement – Floor Plan Level P1 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0092 | F | Basement – Floor Plan Level P2 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0101 | E | Basement – Longitudinal Section 01 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0102 | E | Basement – Cross Section 01 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0103 | E | Basement – Cross Section 02 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0121 | E | Basement – Deep Planter Section 01 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0122 | E | Basement – Deep Planter Section 02 | 11/03/22 | WMQ-BMNT-WBG-AR-DRG-DA0190 | E | Basement – Area Plan 01 | 11/03/22 | Draft Stratum Subdivision plans prepared by Veris |  |  | 202254.01b DSUB | Sheets 1 to 3 | Printed<br>01.09.20 |
| Architectural drawings prepared by Woods Bagot    |  |   |   |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| Drawing Number                                    | Rev  | Name of Plan  | Date  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0001                        | E  | Cover Sheet   | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0090                        | E  | Basement – Floor Plan Level 00  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0091                        | F  | Basement – Floor Plan Level P1  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0092                        | F  | Basement – Floor Plan Level P2  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0101                        | E  | Basement – Longitudinal Section 01  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0102                        | E  | Basement – Cross Section 01   | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0103                        | E  | Basement – Cross Section 02   | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0121                        | E  | Basement – Deep Planter Section 01  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0122                        | E  | Basement – Deep Planter Section 02  | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| WMQ-BMNT-WBG-AR-DRG-DA0190                        | E  | Basement – Area Plan 01   | 11/03/22  |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| Draft Stratum Subdivision plans prepared by Veris |  |   |   |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| 202254.01b DSUB                                   | Sheets 1 to 3  | Printed<br>01.09.20   |   |                      |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| <b>A3</b>   | <p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>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</p> <p>b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).</p>  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | The Planning Secretary has not made any written directions.   | <b>Not triggered</b> |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |
| <b>A4</b>   | <p>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 <b>Error! Reference source not found.</b> In the event of an inconsistency, ambiguity</p>   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | No inconsistencies have been identified between this condition of consent and any planning documents. | <b>Not triggered</b> |  |  |  |  |                |     |              |      |                            |   |             |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                |          |                            |   |                                    |          |                            |   |                             |          |                            |   |                             |          |                            |   |                                    |          |                            |   |                                    |          |                            |   |                         |          |   |  |  |                 |               |                     |

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|  | or conflict between any of the documents listed in condition <b>Error! Reference source not found.</b> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict  |  |   |                      |
| <b>LIMITS ON CONSENT</b>               |   |  |   |                      |
| <b>A5</b>                              | This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced  | Noted  | N/A   | <b>Not triggered</b> |
| <b>A6</b>                              | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.  | <ul style="list-style-type: none"> <li>None</li> </ul>   | As per the findings of this audit   | <b>Compliant</b>     |
| <b>PLANNING SECRETARY AS MODERATOR</b> |   |  |   |                      |
| <b>A7</b>                              | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties. | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | No disputes are known to have arisen between the Applicant and a public authority during the project. | <b>Not triggered</b> |
| <b>LEGAL NOTICES</b>                   |   |  |   |                      |
| <b>A8</b>                              | Any advice or notice to the consent authority must be served on the Planning Secretary.   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | No legal advice or notices are known to have been served during the project.                          | <b>Not triggered</b> |
| <b>EVIDENCE OF CONSULTATION</b>        |   |  |   |                      |
| <b>A9</b>                              | Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>provide details of the consultation undertaken including:</li> </ol>   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>The findings from this audit relevant to consultation</li> </ul> | Consultation has occurred as required. As per the findings of this audit related to consultation.     | <b>Compliant</b>     |

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|   | i) the outcome of that consultation, matters resolved and unresolved; and<br>ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.   |  |   |                      |
| <b>STRUCTURAL ADEQUACY</b>              |  |  |   |                      |
| <b>A10</b>                              | 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.<br><i>Notes:</i><br><i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.</i><br><i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i> | <ul style="list-style-type: none"> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> </ul> | Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.<br><b>NB:</b> <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i> | <b>Not triggered</b> |
| <b>OPERATION OF PLANT AND EQUIPMENT</b> |  |  |   |                      |
| <b>A11</b>                              | All plant and equipment used on site, or to monitor the performance of the development must be:<br>a) maintained in a proper and efficient condition; and<br>b) operated in a proper and efficient manner.   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | Plant Pre-acceptance checklists are completed for all plant that comes to site. Hard copy system is set up currently in the office. Site Hive is constantly monitoring for noise and dust exceedances on site. Records are available on request.  | <b>Compliant</b>     |
| <b>APPLICABILITY OF GUIDELINES</b>      |  |  |   |                      |
| <b>A12</b>                              | 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.  | None   | N/A   | <b>Not triggered</b> |

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|--|--|---|--|----------------------|
| <b>A13</b>   | 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.  | None  | N/A  | <b>Not triggered</b> |
| <b>MONITORING AND ENVIRONMENTAL AUDITS</b>           |  |   |  |                      |
| <b>A14</b>   | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.<br><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i> | None  | See conditions related to monitoring in Part D.  | <b>Compliant</b>     |
| <b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b> |  |   |  |                      |
| <b>A15</b>   | The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | There have been no incidents requiring notification to the Department during the audit period. | <b>Not triggered</b> |

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|   | development if it has one) and set out the location and nature of the incident.  |   |   |                      |
| <b>A16</b>  | Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Error! Reference source not found.</b>   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>   | As per A15  | <b>Not triggered</b> |
| <b>NON-COMPLIANCE NOTIFICATION</b>                |  |   |   |                      |
| <b>A17</b>  | 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 Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.                | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul> | The project notified DPE (compliance@planning.nsw.gov.au) of a non-compliance with Condition D3 on 24/7/2023. The NC occurred on 17/7/2023. Notification was within seven days of becoming aware of the NC. Refer D3 for details.       | <b>Compliant</b>     |
| <b>A18</b>  | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul> | The NC notification identified the development including application number (SSD 10438) and applicable condition of consent (D3), details and reasons for the NC and proposed actions for implementation to address the non-compliance. | <b>Compliant</b>     |
| <b>A19</b>  | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.   | Noted   | N/A   | <b>Not triggered</b> |
| <b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b> |  |   |   |                      |
| <b>A20</b>  | Within three months of: <ol style="list-style-type: none"> <li>the submission of a compliance report under this consent;</li> <li>the submission of an incident report under this consent;</li> </ol>  | <ul style="list-style-type: none"> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul>                                  | A Non-Compliance with Condition D3 was identified on 17/7/2023. The actions associated with the NC did not include a requirement to update to strategies, plans and programs.   | <b>Not triggered</b> |

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|                             | <p>c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&amp;A Act); or</p> <p>d) the issue of a direction of the Planning Secretary under this consent which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>   |  |  |                      |
| <b>A21</b>                  | <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><b>Note:</b> <i>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> | <ul style="list-style-type: none"> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul> | As per Condition A20   | <b>Not triggered</b> |
| <b>COMPLIANCE REPORTING</b> |  |  |  |                      |
| <b>A22</b>                  | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).   | <ul style="list-style-type: none"> <li>DPE Compliance Reporting Post Approval Requirements-2020</li> </ul>   | It is understood there is currently no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPE's Compliance Reporting Post Approval Requirements (2020). | <b>Not triggered</b> |
| <b>A23</b>                  | Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.  |  |  |                      |
| <b>A24</b>                  | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the   |  |  |                      |

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|  | Planning Secretary, unless otherwise agreed by the Planning Secretary.  |   |   |                      |
| A25                                    | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. |   |   |                      |
| <b>INDEPENDENT ENVIRONMENTAL AUDIT</b> |   |   |   |                      |
| A26                                    | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).   | <ul style="list-style-type: none"> <li>DPE Independent Audit Post Approval Requirements, 2020</li> <li>This audit (IA1 SSD 10438, dated 6/9/2023)</li> <li>Notification of construction commencement (A26_Post Approval Form_20230216005548)</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> </ul> | <p>The IAPARs require the initial Independent Audit to be conducted within 12 weeks of construction commencement.</p> <p><b>Non-compliance: Construction commencement was 20/2/2023. The site inspection for this audit was undertaken on 6/9/2023, more than 12 weeks after construction commencement and is therefore non-compliant with IAPAR audit timeframes.</b></p> <p><i>NB: There was a prolonged period of site establishment and archaeological investigation, with construction commencement aligned with CC1 (compliance with Condition A26 was verified from the notification of commencement date rather than issue of the first construction certificate).</i></p> <p>With the exception of the above, this audit (IA1 SSD 10438, dated 6/9/2023) is being conducted in</p> | <b>Non-Compliant</b> |

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|               |   |  | accordance with the Independent Audit Post Approval Requirements (2020).  |                      |
| <b>A27</b>    | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.   | <ul style="list-style-type: none"> <li>Appointment of Experts_17082023_123749 (Revised Independent Auditor Approval Request), dated 17/8/2023</li> </ul> | DPE has approved Josephine Heltborg as the Lead Auditor for the SSD 10438 project.  | <b>Compliant</b>     |
| <b>A28</b>    | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | No such request has been received from the Planning Secretary.  | <b>Not triggered</b> |
| <b>A29</b>    | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ol style="list-style-type: none"> <li>review and respond to each Independent Audit Report prepared under this consent;</li> <li>submit the response to the Planning Secretary; and</li> <li>make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.</li> </ol> | <ul style="list-style-type: none"> <li>This audit (IA1 SSD 10438, dated 6/9/2023)</li> </ul>   | This audit (IA1 SSD 10438, dated 6/9/2023) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.<br>Compliance with Condition A29 will be verified during the second Independent Audit (IA2). | <b>Not triggered</b> |
| <b>A30</b>    | Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.  | <ul style="list-style-type: none"> <li>This audit (IA1 SSD 10438, dated 6/9/2023)</li> </ul>   | This audit (IA1 SSD 10438, dated 6/9/2023) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.<br>Compliance with Condition A30 will be verified during the second Independent Audit (IA2). | <b>Not triggered</b> |

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| <b>A31</b>   | Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | No such request has been received from the Planning Secretary. | <b>Not triggered</b> |
| <b>PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b> |  |   |  |                      |
| <b>LONG SERVICE LEVY</b>                                 |  |   |  |                      |
| <b>B1</b>  | Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a> . | Noted   | NA   | <b>Not triggered</b> |
| <b>DESIGN EXCELLENCE AND INTEGRITY</b>                   |  |   |  |                      |
| <b>B2</b>  | The architectural design team comprising Bates Smart Architects (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.  | Noted   | NA   | <b>Not triggered</b> |
| <b>B3</b>  | The Design Team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project   | Noted   | NA   | <b>Not triggered</b> |
| <b>B4</b>  | Evidence of the Design Team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate   | Noted   | NA   | <b>Not triggered</b> |

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| <b>B5</b>  | The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.  | Noted  | NA   | <b>Not triggered</b> |
| <b>B6</b>  | To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.   | Noted  | NA   | <b>Not triggered</b> |
| <b>B7</b>  | The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).  | Noted  | NA   | <b>Not triggered</b> |
| <b>STRUCTURAL DETAILS</b>  |  |  |  |                      |
| <b>B8</b>  | <p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and<br/> b) his development consent</p> | <ul style="list-style-type: none"> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> </ul> | <p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p><b>NB:</b> <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i></p> | <b>Not triggered</b> |
| <b>FIRE AND RESCUE CONSULTATION</b>                                |  |  |  |                      |
| <b>B9</b>  | Prior to the issue of the relevant Construction Certificate, the Applicant must consult with Fire and Rescue NSW by a Fire Engineering Brief Questionnaire (FEBQ) process to identify and address agency requirements at an early stage of the detailed design.  | Noted  | NA   | <b>Not triggered</b> |
| <b>ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES</b> |  |  |  |                      |
| <b>B10</b>   | Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified  | Noted  | NA   | <b>Not triggered</b> |

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|   | professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the BCA.  |                    |  |                      |
| <b>MECHANICAL VENTILATION</b>               |   |                    |  |                      |
| <b>B11</b>                                  | The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.   | Noted              | NA   | <b>Not triggered</b> |
| <b>B12</b>                                  | Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection  | Noted              | NA   | <b>Not triggered</b> |
| <b>SITE STABILITY AND CONSTRUCTION WORK</b> |   |                    |  |                      |
| <b>B13</b>                                  | <p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:</p> <p>a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place,</p> | Noted              | NA   | <b>Not triggered</b> |

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|  | <p>as a result of the works and any associated vibration</p> <p>c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p> <p>d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.</p> |                    |  |                      |
| <b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</b>         |   |                    |  |                      |
| <b>B14</b>   | Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Basement Car Park.  | Noted              | NA   | <b>Not triggered</b> |
| <b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>                  |   |                    |  |                      |
| <b>B15</b>   | Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.  | Noted              | NA   | <b>Not triggered</b> |
| <b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b> |   |                    |  |                      |
| <b>B16</b>   | <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:</p> <p>a) All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under</p>  | Noted              | NA   | <b>Not triggered</b> |

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|  | <p>the Water Efficiency and Labelling Scheme (WELS).</p> <p>b) All taps and shower heads installed must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>c) New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>d) Systems must include “smart controls” to reduce unnecessary flushing. Continuous flushing systems are not approved.</p> |                    |  |                      |
| <b>MECHANICAL PLANT NOISE MITIGATION</b> |  |                    |  |                      |
| <b>B17</b>                               | Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant are detailed on relevant Construction Certificate drawings and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.  | Noted              | NA   | <b>Not triggered</b> |
| <b>SYDNEY WATER ASSETS</b>               |  |                    |  |                      |
| <b>B18</b>                               | All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water’s wastewater and water mains,   | Noted              | NA   | <b>Not triggered</b> |

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|---|--|------------------------------------|--|----------------------|----------|----------|---------------------|-------------------------------|----------------|-----------------------------------|------------------------------|------------------------|------------------------------------|------------------|---|-------------------------------|---------------------|------------------------------------|---|-----------------------------|----------------------------|------------|---|
|   | stormwater drains and/or easements, and if any further requirements need to be met.<br><b>Note:</b> <i>Sydney Water's Tap in™ in online service is available at: <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a></i> |                                    |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| <b>CAR PARKING</b>  |  |                                    |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| <b>B19</b>  | Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:<br>a) An allocation of 155 on-site car parking spaces as follows:   | Noted                              | NA   | <b>Not triggered</b> |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| <table border="1"> <thead> <tr> <th>Precinct</th> <th>Land use</th> <th>Proposed car spaces</th> </tr> </thead> <tbody> <tr> <td>Southern precinct (SSD 10437)</td> <td>social housing</td> <td>8 (including 2 accessible spaces)</td> </tr> <tr> <td rowspan="2">Central precinct (SSD 10439)</td> <td>residential apartments</td> <td>67 (including 9 accessible spaces)</td> </tr> <tr> <td>childcare centre</td> <td>1</td> </tr> <tr> <td>Northern precinct (SSD 10440)</td> <td>commercial / office</td> <td>63 (including 2 accessible spaces)</td> </tr> <tr> <td rowspan="2">Other uses (SSD 10437, 10438 and 10440)</td> <td>residential visitor parking</td> <td>2 (both accessible spaces)</td> </tr> <tr> <td>ride share</td> <td>4</td> </tr> </tbody> </table> |  |                                    |  |                      | Precinct | Land use | Proposed car spaces | Southern precinct (SSD 10437) | social housing | 8 (including 2 accessible spaces) | Central precinct (SSD 10439) | residential apartments | 67 (including 9 accessible spaces) | childcare centre | 1 | Northern precinct (SSD 10440) | commercial / office | 63 (including 2 accessible spaces) | Other uses (SSD 10437, 10438 and 10440) | residential visitor parking | 2 (both accessible spaces) | ride share | 4 |
| Precinct  | Land use   | Proposed car spaces                |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| Southern precinct (SSD 10437)   | social housing   | 8 (including 2 accessible spaces)  |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| Central precinct (SSD 10439)  | residential apartments   | 67 (including 9 accessible spaces) |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
|   | childcare centre   | 1                                  |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| Northern precinct (SSD 10440)   | commercial / office  | 63 (including 2 accessible spaces) |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
| Other uses (SSD 10437, 10438 and 10440)   | residential visitor parking  | 2 (both accessible spaces)         |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |
|   | ride share   | 4                                  |  |                      |          |          |                     |                               |                |                                   |                              |                        |                                    |                  |   |                               |                     |                                    |   |                             |                            |            |   |

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|---|---|------------------------------|--|------------------------------|------------------------------|-------------|---------------------|--------------------------|--------------------|-------------------------------|---------------------|----------------------|---|----------------|---------------------|--|--|
|   | Waterloo Congregational church  | 2                            |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
|   | car wash  | 1                            |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
|   | services vehicles   | 5                            |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
|   | Sydney Metro spaces   | 2                            |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
| <b>BICYCLE PARKING</b>                                    |   |                              |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
| <b>B20</b>  | <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following:</p> <p>a) An allocation of 315 spaces are provided within the basement as follows:</p>   | Noted                        | NA   | <b>Not triggered</b>         |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
|   | <table border="1"> <thead> <tr> <th>Precinct</th> <th>Land use</th> <th>Proposed bike parking spaces</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Central Precinct (SSD 10439)</td> <td>residential</td> <td>65 spaces (Class 1)</td> </tr> <tr> <td>childcare centre (staff)</td> <td>3 spaces (Class 2)</td> </tr> <tr> <td>Northern Precinct (SSD 10440)</td> <td>commercial / office</td> <td>236 spaces (Class 2)</td> </tr> <tr> <td>All Precincts (SSD <u>10440</u>, <u>10439</u> and 10438)</td> <td>retail (staff)</td> <td>11 spaces (Class 2)</td> </tr> </tbody> </table> | Precinct                     | Land use                                     | Proposed bike parking spaces | Central Precinct (SSD 10439) | residential | 65 spaces (Class 1) | childcare centre (staff) | 3 spaces (Class 2) | Northern Precinct (SSD 10440) | commercial / office | 236 spaces (Class 2) | All Precincts (SSD <u>10440</u> , <u>10439</u> and 10438) | retail (staff) | 11 spaces (Class 2) |  |  |
| Precinct  | Land use  | Proposed bike parking spaces |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
| Central Precinct (SSD 10439)                              | residential   | 65 spaces (Class 1)          |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
|   | childcare centre (staff)  | 3 spaces (Class 2)           |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
| Northern Precinct (SSD 10440)                             | commercial / office   | 236 spaces (Class 2)         |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |
| All Precincts (SSD <u>10440</u> , <u>10439</u> and 10438) | retail (staff)  | 11 spaces (Class 2)          |  |                              |                              |             |                     |                          |                    |                               |                     |                      |   |                |                     |  |  |

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| <b>VEHICLE ACCESS DESIGN</b>                          |  |                    |  |                      |
| <b>B21</b>  | <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p> <ul style="list-style-type: none"> <li>a) all vehicles should enter and leave the subject site in a forward direction;</li> <li>b) all vehicles are to be wholly contained on site before being required to stop,</li> <li>c) parking associated with the proposal (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS/NZS 2890.6:2009 and AS 2890.2-2002;</li> <li>d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas;</li> <li>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</li> <li>f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject site, shall be in accordance with AUSTRROADS.</li> </ul> | Noted              | NA   | <b>Not triggered</b> |
| <b>LOADING AND UNLOADING AREAS AND BICYCLE ACCESS</b> |  |                    |  |                      |
| <b>B22</b>  | All loading and unloading operations associated with servicing the Waterloo Metro Quarter development must be carried out within the signposted loading spaces within the basement   | Noted              | NA   | <b>Not triggered</b> |
| <b>B23</b>  | The service vehicle bays, car parking spaces and access driveways must be kept clear of goods at all   | Noted              | NA   | <b>Not triggered</b> |

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|  | times and must not be used for storage purposes, including garbage storage  |                    |  |                      |
| <b>FREIGHT AND SERVICING MANAGEMENT PLAN</b> |   |                    |  |                      |
| <b>B24</b>                                   | <p>Prior to the issue of the relevant Occupation Certificate the Applicant shall update the Freight and Servicing Management Plan for the Waterloo Metro Quarter development (SSD 10437, SSD 10438, SSD 10439 and SSD 10440) in consultation with TfNSW and submit a final copy to TfNSW for endorsement. The Plan shall ensure that potential traffic and safety impacts are effectively managed. The Plan shall specify, but not be limited to, the following:</p> <p>(a) details of the development’s loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</p> <p>(b) details of the development’s loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</p> <p>(c) details of measures to manage the use and occupancy of the service bays; and</p> <p>(d) details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular queuing on public roads and potential conflicts between vehicles accessing the loading docks and transport users accessing the Sydney Metro station and/or pedestrian accessing the facilities within the Waterloo Metro Quarter.</p> | Noted              | NA   | <b>Not triggered</b> |

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| <b>B25</b>                             | The Freight and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.  | Noted              | NA   | <b>Not triggered</b> |
| <b>STORMWATER MANAGEMENT SYSTEM</b>    |   |                    |  |                      |
| <b>B26</b>                             | <p>Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development at the Southern Precinct and submit it to the satisfaction of the Certifier and Council's Public Domain Unit. The system must:</p> <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the EIS;</li> <li>c) be in accordance with applicable Australian Standards; and</li> <li>d) 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.</li> </ul> | Noted              | NA   | <b>Not triggered</b> |
| <b>FLOOD EMERGENCY MANAGEMENT PLAN</b> |   |                    |  |                      |
| <b>B27</b>                             | Prior to the issue of the relevant occupation certificate, the Applicant must prepare a Flood Emergency Management Plan in consultation with the NSW State Emergency Service including detailed emergency management procedures and submit it to the satisfaction of the Certifying Authority. The Plan must include calculations of persons, identification of risks and consideration of suitable shelter.  | Noted              | NA   | <b>Not triggered</b> |

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| <b>HERITAGE INTERPRETATION</b>             |   |   |   |                      |
| <b>B28</b>                                 | Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a detailed Heritage Interpretation Plan generally in accordance with the Heritage Interpretation Strategy submitted with the EIS. City of Sydney Council should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan | Noted   | NA  | <b>Not triggered</b> |
| <b>B29</b>                                 | The Heritage Interpretation Plan is to be implemented prior to the issue of the final occupation certificate.   | Noted   | NA  | <b>Not triggered</b> |
| <b>FLOOD PLANNING LEVELS</b>               |   |   |   |                      |
| B30  | Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the recommended flood planning levels within <i>the Supplementary Flood Risk Assessment Memo</i> dated 15 February 2021 prepared by WSP Engineers and submitted with the Response to Submissions..                          | Noted   | NA  | <b>Not triggered</b> |
| <b>STORMWATER QUALITY</b>                  |   |   |   |                      |
| <b>B31</b>                                 | Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the approved stormwater quality assessment <i>Stormwater Management Strategy and Flood Impact Assessment</i> dated 30 September 2020 prepared by WSP Engineers.   | Noted   | NA  | <b>Not triggered</b> |
| <b>PUBLIC DOMAIN WORKS AND DAMAGE BOND</b> |   |   |   |                      |
| <b>B32</b>                                 | Prior to commencement of any works within Council's public domain area, the Applicant is to meet the following Council's requirements:  | <ul style="list-style-type: none"> <li>B32_WLD Letter Public Domain Works Bond, dated 6/2/2023</li> </ul> | a) Letter from WLD to McKenzie Group, dated 6/2/2023 confirms that the Public Domain Works Bond referenced in Basement SSD 10438 Condition B32 item | <b>Compliant</b>     |

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|               | <p>a) a Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee).<br/>The Council's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee.<br/>The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>b) a Public Domain Damage Bond calculated on the basis of 900 square metres of concrete unit paved site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Bond must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for repairing any</p> | <ul style="list-style-type: none"> <li>B32_Basement Public Domain Damage Bond (receipt), Bond No: 2667340, dated 7/2/2023</li> </ul> | <p>(a) is not applicable for the Basement SSD 10438 consent as there are no public domain works associated with the Basement consent.</p> <p>b) Public Domain Works Bond (receipt), dated 7/2/2023 sighted.</p> <p>c) Noted.</p> |                   |

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|  | <p>damage to the public domain in the vicinity of the site (Guarantee).</p> <p>c) all costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's Sydney Streets Technical Specification including amendments and Sydney Streets Code.</p> <p>All works to the Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion.</p> <p>Copy of any receipts of payment of Council's bonds and endorsed plans must be provided to the certifying authority for information.</p> |  |   |                   |
| <b>PART C PRIOR TO COMMENCEMENT OF WORKS</b> |  |  |   |                   |
| <b>NOTIFICATION OF COMMENCEMENT</b>          |  |  |   |                   |
| <b>C1</b>                                    | The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.   | <ul style="list-style-type: none"> <li>A26_Post Approval Form_20230216005548</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> <li>CFEMP, Section 9.3</li> </ul>  | Date notified of commencement of physical works is <b>20/2/2023</b> , as per John Holland letter to DPE, dated 15/2/2023, and submitted to DPE on 16/2/2023. Notification was within the 48 hours timeframe.  | <b>Compliant</b>  |
| <b>C2</b>                                    | If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of proposed commencement and the development to be carried out in that stage.  | <ul style="list-style-type: none"> <li>A26_Post Approval Form_20230216005548</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> <li>CFEMP, Section 6</li> <li>Basement SSD 10438 CC1, dated 19/5/2023</li> </ul> | <p>Date notified of commencement of physical works is <b>20/2/2023</b>, as per John Holland letter to DPE, dated 15/2/2023, and submitted to DPE on 16/2/2023. Notification was within the 48 hours timeframe.</p> <p>Foundation piling was being undertaken at the site boundary at the time of IA1, including FRP for the</p> | <b>Compliant</b>  |

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|                              |   | <ul style="list-style-type: none"> <li>Basement SSD 10438 CC2a, dated 30/6/2023</li> </ul>  | <p>capping beam. Piling had commenced on Raglan Walk in early July 2023, which is required to be open to the public by Mid-2024 to allow access to the Sydney Metro station.</p> <p>Construction staging is set out in Section 6 of the CFEMP.</p> <p>SSD 10438 basement construction consists of the following stages:</p> <ul style="list-style-type: none"> <li>NOC, dated 24/1/2023</li> <li>CC1 – Stage 1 Retention Piling</li> <li>CC2A – Stage 2A - Raglan Walk Top Down Structure</li> <li>CC3 cast-in services for structure (Q3 2023-Q2 2024)</li> <li>CC2B – excavation, structure and ground anchors</li> </ul> <p>CC2B had not commenced at the time of IA1.</p> |                   |
| <b>ACCESS TO INFORMATION</b> |   |   |   |                   |
| <b>C3</b>                    | <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition <b>Error! Reference source not found.</b> of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> | <ul style="list-style-type: none"> <li>Project website: <a href="http://www.wisd.com.au">Home - Waterloo Integrated Station Development (wisd.com.au)</a></li> <li>Interview with Auditees</li> </ul> | <p>a)</p> <p>(i) Link to Condition A2 Documents on website verified</p> <p>(ii) Each SSD approval sighted on the planning website provided</p> <p>(iii) Documents – CEMP &amp; Sub-Plans available &amp; current</p> <p>(iv) N/A – No performance reporting triggered</p>   | <b>Compliant</b>  |

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|                           | <ul style="list-style-type: none"> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <ul style="list-style-type: none"> <li>b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> <li>c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</li> </ul> |   | <ul style="list-style-type: none"> <li>(v) There is no requirement for reporting of monitoring results set out in the CEMP &amp; Sub-Plans</li> <li>(vi) <b>Observation: A summary of the stage of the development was on the website but was not current.</b><br/><b>Recommendation: NA – Updated post-audit.</b></li> <li>(vii) 1800 number and project email address provided</li> <li>(viii) Complaints Register current and on website</li> <li>(ix) N/A – No audit reports prepared to date</li> <li>(x) N/A – No other matters known to be required by the Planning Secretary</li> <li>b) The website is updated monthly and as otherwise required</li> <li>c) No other matters known to require upload to the project website.</li> </ul> |                   |
| <b>SURVEY CERTIFICATE</b> |  |   |   |                   |
| <b>C4</b>                 | Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the   | <ul style="list-style-type: none"> <li>• Veris (registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 31/1/2023</li> </ul> | Veris (registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 31/1/2023 sighted & states: "I hereby certify that  | <b>Compliant</b>  |

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|   | relationship of the set out building to property boundaries.  | <ul style="list-style-type: none"> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> </ul>  | <p><i>Condition C4, that the proposed building, based on architectural plans received (230119Reference Point.dwg), will be erected wholly within the subject land. The Design offsets from walls and grid intersections relative to the boundaries are shown on the sketch herewith.</i></p> <p>McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C4 prepared by Veris dated 31 January 2023 (Item 18) (evidence of submission to the Certifier).</p>   |                   |
| <b>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</b> |   |   |  |                   |
| <b>C5</b>   | <p>Prior to the commencement of works, the Applicant must:</p> <p>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;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy to the Certifier, Planning Secretary and Council; and</p> <p>c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p> | <ul style="list-style-type: none"> <li>Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 30/1/2023</li> <li>Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023</li> <li>C5 &amp; C9_DPE Post Approval Form_20230130054302</li> <li>John Holland Letter RE: Condition C5(c) Protection of Public Infrastructure and Street Trees, dated 3/2/2023</li> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul> | <p>a) WLD advised part (a) of Condition C5 is not applicable</p> <p>b) Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted.</p> <p>C5 &amp; C9 submission to the Planning Portal sighted, dated 30/1/2023.</p> <p>Condition C5 submission to Council sighted, dated 30/1/2023.</p> <p>Submission to DPE &amp; Council was prior to commencement of works on 20/2/2023 in compliance with Condition C5.</p> <p>John Holland letter, dated 3/2/2023 sighted confirming that <i>“John Holland and all of John Holland’s employees will ensure all street trees outside the</i></p> | <b>Compliant</b>  |

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|                               |   | <ul style="list-style-type: none"> <li>Flora &amp; Fauna Management Procedure &amp; Arborist Report</li> <li>CFEMP Section 9.3</li> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>John Holland email to CoS Council (M. Burge) RE: Basement SSD 10438 – Condition C5, dated 30/1/2023</li> <li>McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023</li> </ul> | <p><i>site not approved for removal are retained and protected in accordance with AS4970 Protection of Trees on Development Sites</i>".</p> <p>McKenzie Notice of Commencement (NOC) refers to Dilapidation Report for Waterloo Congregational Church as per Conditions C5 &amp; C9 prepared by Demlakian dated 24 January 2023 (Item 8) (evidence of submission to the Certifier).</p> <p>c) there are no street trees known to require protection.</p> <p>McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023 confirms Certifier satisfaction that Conditions C5(b) and C9 are closed.</p> |                      |
| <b>UTILITIES AND SERVICES</b> |   |   |  |                      |
| <b>C6</b>                     | Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul>   | No utility work associated with the Basement SSD had commenced at the time of the audit.   | <b>Not triggered</b> |
| <b>C7</b>                     | Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services. | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul>   | No above ground works commenced at the time of the audit.  | <b>Not triggered</b> |

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| <b>DIAL BEFORE YOU DIG SERVICE</b>           |   |  |  |                   |
| C8   | Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that proposed excavation will not conflict with any underground utility services.   | <ul style="list-style-type: none"> <li>DBYD Job No 33207153, 85 Botany Road Waterloo NSW, dated 18/1/2023</li> <li>DBYD Response, City of Sydney, dated 29/11/2022</li> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Interview with Auditees</li> </ul>   | DBYD (sighted) have been obtained for archaeological investigations and piling (no bulk excavation to date). McKenzie Notice of Commencement (NOC) advises that the proposed demolition works for Waterloo Metro Quarter, Basement Building 1 & 2 are expected to begin in 2 days from the date of this, under SSD 10438 (dated 16/2/2023) and refers to list of attachments as evidence of satisfying Conditions of Consent. List includes reference to Sydney Water Asset Demarcation Plan prepared by DBYD dated 16 January 2023. | <b>Compliant</b>  |
| <b>PRE-CONSTRUCTION DILAPIDATION REPORTS</b> |   |  |  |                   |
| C9   | Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report and submit the Report to the satisfaction of the Certifier. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'.<br>Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone | <ul style="list-style-type: none"> <li>Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 30/1/2023</li> <li>Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023</li> <li>C5 &amp; C9_DPE Post Approval Form_20230130054302</li> <li>John Holland Letter RE: Condition C5(c) Protection of Public Infrastructure and Street Trees, dated 3/2/2023</li> </ul> | Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted.<br>C5 & C9 submission to the Planning Portal sighted, dated 30/1/2023.<br><b>Observation: Evidence of submission of the Pre-Construction Dilapidation Report to the church was not available.</b><br><b>Recommendation: Provide evidence that a copy of the Pre-Construction Dilapidation Report was submitted to the church.</b><br>According to RBG (Structural Engineer) the scope has been                                 | <b>Compliant</b>  |

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|               | of influence'. A copy of the report is to be forwarded to the Planning Secretary and each of the affected property owners.   | <ul style="list-style-type: none"> <li>• RBG (Structural Engineer) Zone of Influence Confirmation, SSD Condition C9, dated 13/12/2022</li> <li>• McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023</li> <li>• Interview with Auditees</li> </ul> | <p>defined as “any structure within a radius equal to the depth of the basement excavation” and would include the church, Council assets &amp; public domain, and the Sydney Metro station box (<b>TBC by SM</b>). The items identified by RGB do not include any other affected property owners. McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023 confirms Certifier satisfaction that Conditions C5(b) and C9 are closed.</p> <p><b>Observation:</b> The requirement to prepare a Pre-Construction Dilapidation Report for the Sydney Metro station box was not confirmed via evidence.</p> <p><b>Recommendation:</b> Confirm whether a Pre-Construction Dilapidation Report for the Sydney Metro station box is required by Sydney Metro.</p> |                      |
| <b>C10</b>    | In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed. | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>  | No access denied for undertaking a Pre-Construction Dilapidation Report.  | <b>Not triggered</b> |
| <b>C11</b>    | Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council’s standards prior to the  | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>  | No known damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like.  | <b>Not triggered</b> |

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|   | final Occupation Certificate being issued for public domain works or before the final Occupation Certificate is issued for the development, whichever is sooner.   |   |  |                   |
| <b>COMPLIANCE</b>                       |  |   |  |                   |
| <b>C12</b>                              | 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.   | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Project induction</li> </ul>  | JHB confirmation that conditions of consent form part of the documentation in subcontractor contracts (confidential) and in the project induction. | <b>Compliant</b>  |
| <b>COMMUNITY COMMUNICATION STRATEGY</b> |  |   |  |                   |
| <b>C13</b>                              | <p>Prior to the commencement of works, the Applicant must either:</p> <p>a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or</p> <p>b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must:</p> <p>(i) identify people to be consulted during the design and construction phases;</p> <p>(ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(iii) provide for the formation of community-based forums, if required, that focus on key</p> | <ul style="list-style-type: none"> <li>• Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022</li> <li>• Interview with Auditees</li> </ul> | <p>a) The CCSI approved CCS was amended. The project was not responsible for Council consultation.</p> <p>b) N/A (see (a))</p>                     | <b>Compliant</b>  |

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|               | environmental management issues for the development;<br>(iv) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> |   |  |                   |
| <b>C14</b>    | The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.   | <ul style="list-style-type: none"> <li>DPE Submission: C14 &amp; C15_Approval of Plan Strategy or Study_13122022_013716, dated 13/12/2022</li> </ul>  | Evidence of submission of the CCS to DPE sighted, dated 13/12/2022, more than one month prior to commencement of Construction on 20/2/2023.  | <b>Compliant</b>  |
| <b>C15</b>    | Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.   | <ul style="list-style-type: none"> <li>DPE Letter RE: Waterloo Metro Quarter – Basement Car Park Community Communications Strategy, dated 13/12/2022</li> </ul>   | DPE Letter of approval of the CCS sighted, dated 13/12/2022. Approval was prior to commencement of Construction on 20/2/2023.  | <b>Compliant</b>  |
| <b>C16</b>    | The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.  | <ul style="list-style-type: none"> <li>Project website</li> <li>Site inspection 6/9/2023</li> <li>Interview with Auditees Stakeholder &amp; Communications Manager</li> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022</li> </ul> | Section 10.1 of the CCS sets out approvals and communication timeframes.<br><br>The CCS has been uploaded to the Waterloo Metro Quarter (WMQ) website.<br><br>Project contact details are displayed on the project hoarding as required.<br>Letterbox notifications are available on the Sydney Metro website. | <b>Compliant</b>  |

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|               |             |                    | <p>A Stakeholder &amp; Community Manager has been engaged. Weekly E-News is distributed via Consultation Manager &amp; Monthly notification –via letterbox drop &amp; uploaded to the Sydney Metro website. Covers ISD &amp; OSD.</p> <p>The communication and complaints management process was discussed with the Stakeholder &amp; Communications Manager. In accordance with the CCS all complaints must be responded to within 2 hours and closed out within 48 hours. Complaint data is uploaded to the project website in the Complaints Register.</p> <p>A number of complaints have been received by the residents of the apartment block at 62-72 Botany Road, directly opposite the site. Complaints have predominantly been related to vibration. In response, attended vibration monitoring was conducted after the first complaint in April 2023. Results of the vibration monitoring were within the adopted criteria – refer to vibration monitoring section of this report for more information.</p> <p>Redwatch is a Waterloo Social Housing Group. Project representatives including Comms attend Redwatch meetings monthly.</p> |                   |

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|  |   |   | Comms also attends Ozharvest Outreach monthly.<br>Quarterly information sessions are held at a local café.<br>The Stakeholder & Communications Manager maintains a good relationship with the church directly adjacent to the development which will be open some evenings and Sundays (not during approved construction hours). |                      |
| <b>COMMUNITY CONSULTATIVE COMMITTEE</b>                    |   |   |  |                      |
| <b>C17</b>   | Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended or augmented in accordance with this consent, prior to the commencement of works, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> . The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.<br><b>Notes:</b> <ul style="list-style-type: none"> <li>The CCC is an advisory committee only.</li> <li>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</li> </ul> | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>   | WLD confirmed the establishment of a CCC under the CCS is not required as the CCS prepared under CSSI was amended to include the SSD 10438 project.  | <b>Not triggered</b> |
| <b>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN</b> |   |   |  |                      |
| <b>C18</b>   | Prior to the commencement of any earthwork or construction, the Applicant shall:  | <ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic</li> </ul> | a) N/A   | <b>Compliant</b>     |

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|               | <p>a) amend, or prepare an addendum to, the Construction Pedestrian and Traffic Management Plan (CPTMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CPTMP must be prepared in consultation with the Sydney Coordination Office within TfNSW, and submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority; or</p> <p>b) prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP shall specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>(i) a description of the development;</li> <li>(ii) location of any proposed work zone(s);</li> <li>(iii) details of crane arrangements including location of any crane(s) and crane movement plan;</li> <li>(iv) haulage routes;</li> <li>(v) proposed construction hours;</li> <li>(vi) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;</li> <li>(vii) construction vehicle access arrangements;</li> <li>(viii) construction program and construction methodology, including any construction staging;</li> <li>(ix) a detailed plan of any proposed hoarding and/or scaffolding;</li> </ul> | <p>Management Plan (CPTMP) Rev09, 16/2/2023</p> <ul style="list-style-type: none"> <li>• DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>• McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>• C18_Post Approval Form_20230201 234105, Basement Car Park Detailed Design SSDA - SSD-10438-PA-10, CPTMP TfNSW Submission, dated 1/2/2023</li> <li>• TfNSW CPTMP Endorsement Letter, dated 14/2/2023</li> <li>• Interview with Auditees</li> <li>• Interview with Stakeholder &amp; Communications Manager</li> </ul> | <p>b) CPTMP Rev09 sighted. Section 12 states the Plan forms part of the consultation process with the Sydney Coordination Office (SCO), City of Sydney (CoS) and TfNSW. Section 1 of the CPTMP states “As part of the SSD submission process, Transport for NSW (TfNSW) and City of Sydney (Council) have reviewed and commented on the preliminary version of this report. Comments raised during this consultation process have been discussed and incorporated into this construction stage CPTMP”.</p> <ul style="list-style-type: none"> <li>i) Section 4 &amp; 5</li> <li>ii) Section 8.11, 9.11</li> <li>iii) Section 8.4.1.1, 9.4.1.1</li> <li>iv) Section 8.10.2 &amp; 9.10.2</li> <li>v) Section 8.2.4 &amp; 9.2.4</li> <li>vi) Section 10.2 &amp; 10.3</li> <li>vii) Section 8.4 &amp; 9.4</li> <li>viii) Section 8.2.3 &amp; 9.2</li> <li>ix) Section 8.4.1.2 &amp; 9.4.1.2</li> <li>x) Sections 8 &amp; 9</li> <li>xi) Section 8.2.3 &amp; 9.2.23</li> <li>xii) Sections 8 &amp; 9</li> <li>xiii) Section 8.2.3 &amp; 9.2.3</li> </ul> <p>c) Evidence of CPTMP submission to SCO sighted, dated 1/2/2023 &amp; Endorsement Letter, dated 14/2/2023.</p> <p>d) The Stakeholder &amp; Comms Manager confirmed the 1800</p> |                   |

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|               | <p>(x) measures to avoid construction worker vehicle movements within the precinct;</p> <p>(xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest;</p> <p>(xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and</p> <p>(xiii) identify the cumulative construction activities of the development and other projects within or around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement;</p> <p>d) Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and</p> |                    | <p>number is provided via the project notification process and during doorknocking, drop card etc. TfNSW &amp; CoS Council are all included on the weekly notification email, which includes the 1800 number.</p> <p>e) The CPTMP Rev 9, Reference PA-10 was approved by the Department on 30/3/23 (approval letter sighted). McKenzie Notice of Commencement (NOC) refers to Photo Evidence of Consent Condition C18 CPTMP Submission to NSW Department of Planning (Item 63) (evidence of submission to the Certifier).</p> |                   |

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|   | e) a copy of the final development specific CPTMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority  |   |   |                   |
| <b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b> |   |   |   |                   |
| <b>C19</b>  | <p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Environmental Management Plan (CEMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CEMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority, or</p> <p>b) prepare a Construction Framework Environmental Management Plan (CFEMP) for the development, independent of the CEMP approved with the CSSI station works. The CFEMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority. The CFEMP must:</p> <p>(i) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;</p> <p>(ii) describe all activities to be undertaken on the site during site establishment and construction of the development;</p> <p>(iii) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;</p> <p>(iv) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including</p> | <ul style="list-style-type: none"> <li>Basement Management Plan - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023</li> <li>CFEMP Section 3</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>C19_Post Approval Form_20230122 231247 CEMP Submission to DPE, dated 22/1/2023</li> </ul> | <p>a) N/A</p> <p>b) CFEMP Rev B, dated 8/2/2023 sighted. McKenzie Notice of Commencement (NOC) refers to CFEMP as per Consent Condition C19 prepared by John Holland dated 17 January 2023 (Item 4) (evidence of submission to the Certifier). The CFEMP, Reference PA-5 was submitted to the Department on 22/1/23, prior to the commencement of construction. The CFEMP Rev B, Reference PA-5 was approved by the Department on 30/3/23. The CFEMP addresses each part of Condition C19 in the following sections:</p> <p>i) Section 6</p> <p>ii) Section 6</p> <p>iii) Section 6</p> <p>iv) Appendix 2</p> <p>v) Section 8.4</p> <p>vi) Section 7.3</p> <p>vii) Section 11</p> <p>viii) Section 8, Figure 8-1</p> <p>ix) Section 9</p> | <b>Compliant</b>  |

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|               | <p>approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;</p> <p>(v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;</p> <p>(vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</p> <p>(vii) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts;</p> <p>(viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and</p> <p>(ix) include arrangements for community consultation and complaints handling procedures during construction.</p> |  |  |                      |
| <b>C20</b>    | In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | Auditees confirmed there have been no inconsistencies between the consent and the CFEMP. | <b>Not triggered</b> |
| <b>C21</b>    | <p>The CFEMP and any associated Sub-Plans should be revised:</p> <p>a) at each key stage of the works;</p> <p>b) in response to future development consents;</p> <p>c) in response to major changes in site conditions or work methods; and</p> <p>d) in support of licence variations as necessary.</p>   | <ul style="list-style-type: none"> <li>Basement Management Plan - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023</li> <li>Interview with Auditees</li> </ul> | No revisions to the CFEMP or associated Sub-Plans have been triggered to date.           | <b>Not triggered</b> |

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| <b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</b> |  |   |   |                   |
| <b>C22</b>  | <p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority, or</p> <p>b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. The CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority. The Sub-Plan must include:</p> <p>(i) identification of the specific activities that will be carried out and associated noise sources at the premises;</p> <p>(ii) identification of all potentially affected sensitive residential receiver locations</p> <p>(iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS</p> <p>(iv) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval</p> <p>(v) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive</p> | <ul style="list-style-type: none"> <li>• Waterloo Metro Quarter Over Station Development – Basement Construction Noise and Vibration Management Plan (CNVMP), RevF 15/3/2023</li> <li>• DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>• McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>• C22_Post Approval Form_20230131 213105, Construction Noise and Vibration Management Plan, dated 31/1/2023</li> </ul> | <p>a) N/A</p> <p>b) CNVMP, RevF 15/3/2023 sighted.<br/>The CNVMP was submitted to DPE on 31/1/2023, prior to construction commencement. The CNVMP Rev F, Reference PA-9 was approved by the Department on 30/3/23. McKenzie Notice of Commencement (NOC) refers to CNVMP as per Consent Condition C22 prepared by John Holland dated 31 January 2023 (Item 5) (evidence of submission to the Certifier).</p> <p>i) Section 1 &amp; 5.4</p> <p>ii) Section 2.2</p> <p>iii) Section 3, 3.2 &amp; 3.3</p> <p>iv) Section 4</p> <p>v) Section 5 &amp; 7</p> <p>vi) Section 8</p> <p>vii) Section 8, 8.4 &amp; Appendix A</p> <p>viii) Section 8</p> <p>ix) Section 5.2</p> <p>x) Section 8.4, Appendix D</p> <p>xi) Section 8.7</p> <p>xii) Section 8.4</p> <p>xiii) Section 8.6</p> <p>xiv) Section 6 &amp; 8</p> <p>xv) Section 8.8</p> <p>xvi) Section 8.5</p> | <b>Compliant</b>  |

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|               | <p>receiver premises against the objectives identified in the ICNG and conditions of approval;</p> <p>(vi) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts;</p> <p>(vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</p> <p>(viii) where objectives cannot be met, additional measures including, but not necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p> <p>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</p> <p>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p> <p>(xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the</p> |                    |  |                   |

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|  | <p>noise management provisions in the Sub-Plan;</p> <p>(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(xiii) measures to monitor noise performance and respond to complaints;</p> <p>(xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(xv) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p>   |  |   |                   |
| <b>AIR QUALITY MANAGEMENT SUB-PLAN</b> |  |  |   |                   |
| <b>C23</b>                             | <p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. The AQMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> | <ul style="list-style-type: none"> <li>Waterloo OSD Project Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>C23, C24 &amp; C25_Post Approval Form_20230131 033638, Air Quality Management Sub-Plan, dated 31/1/2023</li> </ul> | <p>a) N/A</p> <p>b) AQMP Rev00, dated 15/2/2023 sighted. McKenzie Notice of Commencement (NOC) refers to AQMP Rev00 as per Consent Conditions C23, C24 &amp; C25 prepared by JBS&amp;G dated 15 February 2023 (Item 59) (evidence of submission to the Certifier). NOC also refers to Email Correspondence regarding Consent Conditions C23, C24 &amp; C25 AQMP Submission prepared</p> | <b>Compliant</b>  |

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|               | <ul style="list-style-type: none"> <li>(i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods);</li> <li>(ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</li> <li>(iii) mission statement;</li> <li>(iv) dust and VOCs/odour management strategies consisting of: <ul style="list-style-type: none"> <li>• objectives and targets;</li> <li>• risk assessment;</li> <li>• suppression improvement plan.</li> </ul> </li> <li>(v) monitoring requirements including assigning responsibility (for all employees and contractors);</li> <li>(vi) communication strategy; and</li> <li>(vii) system and performance review for continuous improvements.</li> </ul> |  | <p>by Mirvac dated 16 February 2023 (Item 60).<br/>The AQMP was submitted to DPE for approval on 31/1/2023, prior to construction commencement.<br/>The AQMP Rev 00, Reference PA-8 was approved by the Department on 30/3/23.</p> <ul style="list-style-type: none"> <li>i) Sections 2-7, Section 1.3</li> <li>ii) AQMP01, Appendix B</li> <li>iii) Section 1.3</li> <li>iv) Section 5.3 &amp; AQMP01, Appendix B</li> <li>v) Section 5.3</li> <li>vi) AQMP07, Appendix B</li> <li>vii) AQMP05, Appendix B</li> </ul> |                   |
| <b>C24</b>    | The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.  | <ul style="list-style-type: none"> <li>• Waterloo OSD Project Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> </ul> | Refer AQMP Section 5.3 & AQMP01, Appendix B.   | <b>Compliant</b>  |
| <b>C25</b>    | The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.   | <ul style="list-style-type: none"> <li>• Reactive Air Quality &amp; Odour Management Plan (RAQOMP)</li> </ul>  | Refer AQMP AQMP04, Appendix B.   | <b>Compliant</b>  |

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| <b>CONSTRUCTION WASTE MANAGEMENT SUB-PLAN</b> |  |   |  |                   |
| <b>C26</b>                                    | <p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare a Construction Waste Management Sub-Plan (CWMP) for the development, independent of the CWMP approved with the CSSI station works. The CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(i) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>(ii) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>(iii) procedures for minimising the movement of waste material around the site and double handling;</p> <p>(iv) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour;</p> | <ul style="list-style-type: none"> <li>Waterloo OSD – Basement Construction Waste Management Sub-Plan (CWMP), RevA, dated 17/1/2023</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>C26_Post Approval Form_20230122 231924 (CWMP Submission to DPE), dated 22/1/23</li> </ul> | <p>a) N/A</p> <p>b) CWMP Rev00, dated 15/2/2023 sighted.</p> <p>McKenzie Notice of Commencement (NOC) refers to CWMP prepared by John Holland dated 17 January 2023 (Item 6) Post Approval Form for Consent Condition C26 prepared by NSW DPE (Item 41) (evidence of submission to the Certifier).</p> <p>The CWMP was submitted to DPE on 22/1/23 prior to the commencement of construction. The CWMP Rev A, Reference PA-6 was approved by the Department on 30/3/23.</p> <p>i) Section 5.4</p> <p>ii) Section 5.5.1, 5.5.2 &amp; Appendix B – Site Plans</p> <p>iii) Section 5.5.1, 5.5.2, 5.8, 5.9</p> <p>iv) Section 5.4.2</p> <p>v) Section 5.9</p> <p>vi) Section 5.9</p> <p>vii) Appendix B – Site Plans, Section 5.4.1 &amp; 5.7</p> <p>viii) Sections 5.8, 5.9, 6.1, 6.3 &amp; 7.1</p> | <b>Compliant</b>  |

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|                             | (v) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;<br>(vi) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;<br>(vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> <li>• a traffic plan showing transport routes within the site;</li> <li>• a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> <li>• the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul> |  |   |                   |
| <b>CONSTRUCTION PARKING</b> |   |  |   |                   |
| <b>C27</b>                  | Prior to the commencement of construction, the Applicant must submit to the Certifying Authority evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.  | <ul style="list-style-type: none"> <li>• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>• McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>• Letter regarding Consent Condition C27 (Basement) works prepared by John Holland dated 25 January 2023</li> </ul> | McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C27 (Basement) works prepared by John Holland dated 25 January 2023 (Item 21) (evidence of submission to the Certifier). | <b>Compliant</b>  |

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| <b>BARRICADE PERMIT</b> |   |  |   |                   |
| <b>C28</b>              | Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.   | <ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>City of Sydney Hoarding Permit No. B/2023/162, 28/6/2023</li> </ul>   | <p>City of Sydney Hoarding Permit No. B/2023/162, dated 28/6/2023 sighted as evidence. Type B Hoarding permit expires on 18/9/2023.</p> <p>McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C28 Barricade Permit prepared by John Holland dated 9 February 2023 (Item 22) (evidence of submission to the Certifier).</p>  | <b>Compliant</b>  |
| <b>HOARDING</b>         |   |  |   |                   |
| <b>C29</b>              | <p>Unless already carried out under CSSI 7400 for the relevant street frontages and duration of the development, a separate application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <p>a) architectural, construction and structural details of the design as well as any proposed artwork</p> <p>b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</p> | <ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Letter from Command Pacific Consulting Engineers to Total Hoarding, dated 26/7/2023</li> <li>City of Sydney Hoardings &amp; scaffolding – inspection and certification, 83 Botany Road Waterloo, dated 25/7/2023</li> </ul> | <p>A separate application under section 138 of the <i>Roads Act 1993</i> was made to City of Sydney Council to erect a B Class hoarding in a public road.</p> <p>McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C29 Hoarding prepared by John Holland dated 18 January 2023 (Item 23) (evidence of submission to the Certifier).</p> <p>Letter from Command Pacific Consulting Engineers to Total Hoarding, dated 26/7/2023 provides details of the inspection of as-built hoarding carried out on 25/07/23, and confirms compliance with relevant Australian Standards subject to conditions. Certification of the hoarding was provided by City of Sydney, dated 25/7/2023.</p> | <b>Compliant</b>  |

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| <b>C30</b>                        | Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.  | <ul style="list-style-type: none"> <li>Letter from Command Pacific Consulting Engineers to Total Hoarding, dated 26/7/2023</li> <li>City of Sydney Hoardings &amp; scaffolding – inspection and certification, 83 Botany Road Waterloo, dated 25/7/2023</li> </ul>   | Letter from Command Pacific Consulting Engineers to Total Hoarding, dated 26/7/2023 provides details of the inspection of as-built hoarding carried out on 25/07/23, and confirms compliance with relevant Australian Standards subject to conditions. Certification of the hoarding was provided by City of Sydney, dated 25/7/2023. | <b>Compliant</b>     |
| <b>MECHANICAL VENTILATION</b>     |  |  |   |                      |
| <b>C31</b>                        | All mechanical ventilation systems must be installed in accordance with the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings – Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the relevant Construction Certificate. | Noted  | NA  | <b>Not triggered</b> |
| <b>PUBLIC LIABILITY INSURANCE</b> |  |  |   |                      |
| <b>C32</b>                        | Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>C32_Public and Products Liability Certificate TfNSW Sydney Metro City Southwest, Exp 30/6/2024</li> <li>John Holland Email to M. Burge CoS Council RE Public and Products Liability Certificate TfNSW</li> </ul> | Evidence provided from JHG states WLD is covered by Sydney Metro's Public and Products Liability Insurance.<br>McKenzie Notice of Commencement (NOC) refers to Email Correspondence regarding Consent Condition C32 prepared by JHG dated 18 January 2023 (Item 49) (evidence of submission to the Certifier).                        | <b>Compliant</b>     |

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|   |  | Sydney Metro City Southwest, dated 18/1/2023  | PL Insurance Certificate sighted, Exp 30/6/2024.<br>Evidence of submission to Council, dated 18/1/2023 sighted (prior to commencement of construction).   |                   |
| <b>REMEDIAION – UNEXPECTED FINDS PROTOCOL</b> |  |   |   |                   |
| <b>C33</b>                                    | Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works. | <ul style="list-style-type: none"> <li>Soil and Water Management Procedure (CEMP Appendix 5)</li> <li>Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Interview with Auditees</li> </ul> | An Unexpected Finds Protocol is included in the Soil and Water Management Procedure (CEMP Appendix 5) and outlines contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.<br>Interim Advice was received by Rambol, dated 11/1/2023 and included the review and endorsement of the UFP by EPA accredited site auditor 1505 Tom Onus.<br>McKenzie Notice of Commencement (NOC) refers to Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023 (Item 14) (evidence of submission to the Certifier). | <b>Compliant</b>  |
| <b>REMEDIAION – SITE AUDITOR</b>              |  |   |   |                   |
| <b>C34</b>                                    | Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to independently review the implementation and validation of the remediation works.   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023</li> <li>C34_Post Approval Form_20221122 034613, Site</li> </ul>  | Ramboll Interim Advice confirms Tom Onus, NSW Environmental Protection Authority (EPA) accredited Contaminated Sites Auditor, has been engaged by WL Developer Pty Ltd (WL Developer) to conduct an Audit (TO-103) under the NSW  | <b>Compliant</b>  |

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|   |   | Auditor Evidence of Engagement, dated 22/11/2022  | <i>Contaminated Land Management Act 1997</i> (CLM Act) for the Waterloo Metro Quarter development located at 49 Botany Road, Waterloo ('the site').<br>Evidence of submission of auditor engagement to DPE sighted, dated 22/11/2022 (prior to the commencement of earthwork or remediation works).  |                   |
| C35   | The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> . | <ul style="list-style-type: none"> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> <li>Interview with Auditees</li> </ul> | RAP sighted, prepared by JBS&G. Refer D27 for evidence of RAP implementation.<br>The project team indicated the northern portion of the site had been remediated and cleared by JBS&G. One concrete slab remained in the southern portion of the site and would be remediated at a later date. Contaminants of predominant concern in the soil had been identified as asbestos, heavy metals and hydrocarbons.<br>The groundwater is known to contain PFAS, heavy metals and TRH, which may require management during the future dewatering process. | Compliant         |
| <b>REMEDIATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT</b> |   |   |  |                   |
| C36   | Upon completion of the remediation works and prior to the <b>completion of the structure</b> within the land affected by contamination as identified in Figure 3 - Southern Precinct of the Contaminated Sites Strategy Report prepared by Douglas Partners dated 30                                | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul> | Remediation works not yet complete at the time of the audit.   | Not triggered     |

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|  | September 2020, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.  |  |   |                      |
| <b>REMEDATION – VALIDATION REPORT</b>            |  |  |   |                      |
| <b>C37</b>                                       | Within one month following the completion of the remediation works for the development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> . | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul>  | Remediation works not yet complete at the time of the audit.  | <b>Not triggered</b> |
| <b>ABORIGINAL AND NON-ABORIGINAL ARCHAEOLOGY</b> |  |  |   |                      |
| <b>C38</b>                                       | During excavation and construction, the Unexpected Finds Protocol is to be implemented if any aboriginal archaeological objects are found or detected.   | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Aboriginal Unexpected Finds Protocol (CEMP, Section 6.2)</li> <li>• Email from ABMS RE: Re: Basement Condition A26 Initial Audit C38 Aboriginal and Non-Aboriginal Archaeology, dated 25/5/2023</li> </ul> | <p>Early investigations by AMBS Ecology and Heritage (AMBS) who were engaged by the Tunnel and Station Excavation (TSE) Sydney Metro Contractor to undertake archaeological investigation works for the Waterloo Station box (i.e. the adjacent site) identified the presence of archaeology findings. These findings were detailed in EIS Appendix H - Heritage Impact Statement.</p> <p>Based on the findings identified by AMBS it is expected that low significance archaeology (European) will be present within the development footprint. As per the</p> | <b>Not triggered</b> |

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|               |  |  | <p>Ministers Condition of Approval B29 AMBS prepared an Archaeological Method Statement (AMS) from July 2020 that outlined the need for further historical archaeological excavations within the project area.</p> <p>Bulk excavation had not commenced at the time of the audit, only for piling. Piling commenced on Raglan Walk in early July 2023.</p>  |                   |
| <b>C39</b>    | <p>During excavation and construction, the Archaeological Management Strategy, the unexpected finds protocol and other recommendations set out in the Archaeological Method Statement, dated July 2020 prepared by AMBS Ecology and Heritage shall be adhered.</p> | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Aboriginal Unexpected Finds Protocol (CEMP, Section 6.2)</li> <li>• Email from ABMS RE: Re: Basement Condition A26 Initial Audit C38 Aboriginal and Non-Aboriginal Archaeology, dated 25/5/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC1, Areas A2 &amp; B2 of Area 1, dated 11/5/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC2, dated 7/6/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC3, dated 20/6/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC5, dated 7/7/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC1, dated 11/7/2023</li> </ul> | <p>Evidence of implementation of the Archaeological Management Strategy (AMS) was reviewed during the audit. AMBS archaeologists had been engaged for the first 22 weeks of construction to undertaken excavation and salvage works in accordance with the requirements of the AMS, Condition C39 of SSD 10438 (&amp; Conditions E17 &amp; E18 of SSI 15-7400), the CEMF and applicable legislative requirements and guidelines.</p> <p>It is understood that 200-300 boxes of artefacts have been removed from the site during archaeological investigations and salvage. AMBS clearance certificates were provided as evidence that, for each area or zone no further archaeological excavation is required and the archaeological works completed are adequate and the results are satisfactory.</p> | <b>Compliant</b>  |

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|                                    |  | <ul style="list-style-type: none"> <li>AMBS Archaeological Site Clearance Certificate Ref 23097 CC9, dated 18/7/2023</li> </ul> | <p>At the time of IA1, one area of the site in the southern portion remained that will require future archaeological monitoring (under a concrete slab).</p> <p><b>NB:</b> <i>This audit does not include a full assessment of compliance against the archaeological investigation process at the site and is limited to a review of the evidence provided during the audit.</i></p>  |                   |
| <b>PART D DURING CONSTRUCTION</b>  |  |   |   |                   |
| <b>APPROVED PLANS TO BE ONSITE</b> |  |   |   |                   |
| <b>D1</b>                          | A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.   | <ul style="list-style-type: none"> <li>Site inspection</li> </ul>   | Approved plans were available on site.  | <b>Compliant</b>  |
| <b>SITE NOTICE</b>                 |  |   |   |                   |
| <b>D2</b>                          | <p>A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>a) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>b) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p> <p>c) the approved hours of work, the name of the site/project manager, the responsible managing</p> | <ul style="list-style-type: none"> <li>Site inspection</li> </ul>   | <p>A Site Notice was displayed on the hoarding at the Botany Road access.</p> <p><b>Observation:</b> <i>The notice appeared to satisfy all parts of Condition D2 with the exception of the font size of the contact details, which were smaller than 30-point type size (a).</i></p> <p><b>Recommendation:</b> <i>Review Site Notice and ensure the notice complies with all parts of Condition D2, including required font size for contact details.</i></p> | <b>Compliant</b>  |

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|                              | <p>company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</p> <p>d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p> |   | <p><b>(The Site Notice was replaced post-audit and this action has since been closed).</b></p> <p><b>NB:</b> <i>The Site Notice was not measured for compliance at the time of audit.</i></p>   |                      |
| <b>HOURS OF CONSTRUCTION</b> |  |   |   |                      |
| <b>D3</b>                    | <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 7:30am and 3:30pm, Saturdays.</p>   | <ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> <li>• Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> <li>• Induction – DA hours included</li> <li>• Pre-Start – DA hours included. Last concrete truck allowed to arrive at 4.30pm, dated 25/7/2023</li> <li>• Notice displayed on the site hoarding (verified on site)</li> <li>• DPE Warning Letter RE: Breach of Section 4.2(1)(b) of the EP&amp;A Act 1979, dated 28/8/2023</li> <li>• Contractor response &amp; DPE warning letter</li> </ul> | <p>On 17/7/2023 a non-compliance was identified and self-reported by the project owing to a late concrete pour associated with inground piling works. This was a direct result of delay in service from the concrete supplier once piles had commenced, and the concrete pour subsequently continued until 8:00pm, past the allowable hours of Construction. The site management team was advised, and a toolbox talk was completed to reinforce the approved construction hours and that working without approval is unacceptable. The following preventative actions will be put in place:</p> <ul style="list-style-type: none"> <li>• Construction hours are provided in the induction presentations to all site workers (verified).</li> <li>• A site wide toolbox will be given to reinforce approved construction hours (verified).</li> <li>• Discussion of compliance and proposed mitigation strategies at monthly HSES project meetings</li> </ul> | <b>Non-Compliant</b> |

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|               |  |  | <p>with JHG regional leadership attendance (not verified).</p> <ul style="list-style-type: none"> <li>Concrete truck scheduling will be conducted to only schedule concrete pours at times when they can be completed within the approved construction hours in accordance with consent condition D3.</li> </ul> <p>DPE conducted an investigation after the NC was raised and issues a warning letter on 28/8/2023. DPE determined that no formal action was warranted.</p> <p>There have been no known instances of work out of hours since the above NC was identified.</p> |                      |
| <b>D4</b>     | No work may be carried out on Sundays or public holidays.  | <ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> </ul>                            | Auditees confirmed approved working hours do not extend to Sundays or public holidays, and no work has been undertaken during these times.   | <b>Compliant</b>     |
| <b>D5</b>     | Activities may be undertaken outside of these hours if required: <ol style="list-style-type: none"> <li>by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</li> </ol> | <ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> </ul>                            | No activities relevant to D5 are known to have been carried out during the audit period.   | <b>Not triggered</b> |
| <b>D6</b>     | Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.   | <ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> </ul>                            | As per D5.   | <b>Not triggered</b> |
| <b>D7</b>     | Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:  | <ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> <li>Project induction</li> </ul> | Auditees confirmed the activities listed under Condition D7 have not been relevant to date.  | <b>Not triggered</b> |

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|  | a) 9am to midday, Monday to Friday;<br>b) 2 pm to 5pm Monday to Friday; and<br>c) 9am to midday, Saturday.   |  | Piling had commenced at the time of IA1 but bored piling methodology is utilised rather than pile driving.<br>D7 requirements are documented in the site induction.   |                      |
| <b>SAFework REQUIREMENTS</b>                         |  |  |   |                      |
| <b>D8</b>  | To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.   | <ul style="list-style-type: none"> <li>Site inspection</li> <li>Interview with Auditees</li> </ul>   | Security guards are located at the main site entry. The access gate is locked and PIN code access is in place.<br>A traffic controller is placed at vehicle access gates during working hours.<br>Sign-on upon entry is required and was implemented during this inspection.<br>CCTV is to be established – at the time of IA1 Auditees confirmed there was limited CCTV coverage on Cope Street & Raglan Street. | <b>Compliant</b>     |
| <b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b> |  |  |   |                      |
| <b>D9</b>  | The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. | <ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>D9_Soteria Incidences screenshot, INC-0098667, 7/8/23 &amp; INC-0097065, 9/5/23</li> <li>Interview with Auditees</li> </ul> | No reportable incidents are known to have occurred during the audit period.<br>Two minor oil spills (one oil leak from a broken seal on a piling concrete pump and one minor hydraulic oil spill from an excavator hammer attachment) occurred during the audit period and were reported internally via Soteria (sighted).  | <b>Not triggered</b> |

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| <b>D10</b>                                | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.  | <ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>   | Auditees confirmed no incidents triggering DPE notification have occurred.  | <b>Not triggered</b> |
| <b>NON-COMPLIANCE NOTIFICATION</b>        |   |   |   |                      |
| <b>D11</b>                                | The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance. | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul> | The project notified DPE ( <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> ) of a non-compliance with Condition D3 on 24/7/2023. The NC occurred on 17/7/2023. Notification was within seven days of becoming aware of the NC. Refer D3 for details. | <b>Compliant</b>     |
| <b>D12</b>                                | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> </ul> | The NC notification identified the development included the application number (SSD 10438) and applicable condition of consent (D3), details and reasons for the NC and proposed actions for implementation to address the non-compliance. Refer D3 for more information.               | <b>Compliant</b>     |
| <b>D13</b>                                | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.  | <ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>   | Condition D3 is addressed in Section 12.1.2 of the CFEMP. No non-compliances have been notified as incidents during the audit period.   | <b>Not triggered</b> |
| <b>IMPLEMENTATION OF MANAGEMENT PLANS</b> |   |   |   |                      |
| <b>D14</b>                                | The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction   | <ul style="list-style-type: none"> <li>Refer CEMP &amp; Sub-plan checklist</li> </ul>   | A CEMP & Sub-plan checklist has been prepared at the end of this Audit Table to verify compliance with selected mitigation measures. No NCs were identified.  | <b>Compliant</b>     |

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|                                  | Waste Management Plan required by Part B of this consent are implemented during construction.   |  |  |                   |
| <b>CONSTRUCTION NOISE LIMITS</b> |   |  |  |                   |
| <b>D15</b>                       | The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP. | <ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development – Basement Construction Noise and Vibration Management Plan (CNVMP), RevF 15/3/2023</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023</li> </ul> | <p>Mitigation measures in place at the site include:</p> <ul style="list-style-type: none"> <li>Hoarding around the site boundary.</li> <li>Two Site Hives were in place on the north and south site hoarding.</li> <li>Attended noise monitoring is conducted monthly, in the event of a complaint, and for any new noise generating activity.</li> </ul> <p>There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023 sighted.</p> <p>The project is investigating the fitting of shrouds around the rock breaker once required.</p> | <b>Compliant</b>  |
| <b>D16</b>                       | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding areas outside of the construction hours of work outlined under condition D3.  | <ul style="list-style-type: none"> <li>CNVMP, Section 8.5</li> <li>Pre-Start Meeting Record, 25/8/2023</li> <li>Interview with Auditees</li> <li>Interview with Site Manager</li> </ul>  | <p>Condition D16 is addressed in the CNVMP, Section 8.5.</p> <p>JHB confirmed, communication of Condition D16 requirements is via site inductions. A Pre-Start meeting record was provided as evidence, dated 25/8/2023 and included instruction for the management and arrival of concrete trucks, e.g. <i>“all deliveries as per the veyor bookings”</i>.</p>  | <b>Compliant</b>  |

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|               |  |   | <p>A laminated poster was also posted on site and displays the approved SSD working hours.</p> <p>JHB were controlling traffic at the time of the audit site inspection. Veyor is used to manage deliveries and truck movements to the site. The Veyor process is managed by the Logistics Foreman. All subcontractors must book into the Veyor system. All deliveries need to be approved by the Site Manager or their delegate prior to starting their journey to the site. Applies also to cranes and all items of plant.</p> |                   |
| <b>D17</b>    | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.  | <ul style="list-style-type: none"> <li>• CNVMP, Section 8.1.1</li> <li>• Pre-Start Meeting Record, 25/8/2023</li> <li>• Interview with Auditees</li> </ul>  | <p>Condition D17 is addressed in the CNVMP, Section 8.1.1 (reversing and warning alarms).</p> <p>A Pre-Start meeting record was provided as evidence, dated 25/8/2023 and included instruction for <i>“non-tonal movement alarms to be fitted for all plant on site”</i>.</p>  | <b>Compliant</b>  |
| <b>D18</b>    | The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition. | <ul style="list-style-type: none"> <li>• CNVMP, Section 4.1 &amp; 8.1.2</li> <li>• Interview with Auditees</li> <li>• Project induction, sighted 6/9/2023</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023</li> </ul> | <p>Condition D18 is addressed in the CNVMP, Section 4.1.</p> <p>Noise mitigation measures have been implemented to limit noise impact to date by utilising a ripper attachment on excavators for the demolition of existing structures, e.g. footings, concrete slabs etc.</p> <p>Agreed respite times are documented in the site induction 9am-12pm (12-2pm respite), &amp; 2-5pm.</p>  | <b>Compliant</b>  |

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| <b>D19</b>                | Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of <i>the Environment Operations Act 1997</i> or exceed approved noise limits for the site.   | <ul style="list-style-type: none"> <li>• CNVMP, Section 8.6</li> <li>• Interview with Auditees</li> <li>• Complaints Register</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023</li> </ul> | <p>Condition D19 is addressed in the CNVMP, Section 8.6.</p> <p>There were three environmental complaints received during the audit period that could be attributed to the project. None of the complaints were in relation to noise.</p> <p>There have been no exceedances in attended or unattended noise monitoring conducted to date, as evidenced in the JHG Environmental Monitoring Tracker (data for July 2023 reviewed).</p>  | <b>Compliant</b>  |
| <b>VIBRATION CRITERIA</b> |   |   |  |                   |
| <b>D20</b>                | <p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: a Technical Guideline</i> (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time);</p> | <ul style="list-style-type: none"> <li>• CNVMP, Section 7.1</li> <li>• Interview with Auditees</li> <li>• Stantec Attended Construction Vibration Assessment Summary Report, 13/4/2023</li> <li>• Complaints Register</li> </ul>  | <p>Condition D20 is addressed in the CNVMP, Section 7.1.</p> <p>Continuous (unattended) vibration monitors have been placed in the church and the station box.</p> <p>Site Hive data is managed by JHG. An alert is issued via text message in the event of an exceedance in vibration criteria.</p> <p>Vibration criteria has been adopted as 5mm/s for the church (12m offset from the basement project boundary).</p> <p>Vibration criteria has been adopted as 20mm/s for the Sydney Metro station box.</p> <p>Vibration criteria is set out in the NVMP, Table 20.</p> <p>There were three environmental complaints received during the audit</p> | <b>Compliant</b>  |

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|                    |   |   | <p>period that could be attributed to the project. The complaints were in relation to vibration (4/4/23, 9/5/23 &amp; 8/8/23).</p> <p>After the initial vibration complaint Stantec were engaged to conduct a vibration assessment. Vibration criteria was set at 7.5mm/s for cosmetic damage and 0.4mm/s for human exposure. The assessment showed measurements were below the threshold for cosmetic damage. A slight exceedance in human comfort vibration levels was identified in the kitchen of one apartment, which was considered acceptable due to being a non-habitable area. No recommendations were made in the assessment.</p> |                   |
| <b>D21</b>         | Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the amended CNVMP applicable to the CSSI approval (CSSI 7400) or the project specific CNVMP required by condition B51 | <ul style="list-style-type: none"> <li>• CNVMP, Section 8.2.2</li> <li>• Interview with Auditees</li> </ul>   | <p>Condition D21 is addressed in the CNVMP, Section 8.2.2.</p> <p>Long-term unattended vibration monitors are in place on site.</p> <p>Vibratory compactors have not been used to date, including for piling pad construction.</p>  | <b>Compliant</b>  |
| <b>AIR QUALITY</b> |   |   |   |                   |
| <b>D22</b>         | <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</p> <p>a) exposed surfaces and stockpiles are suppressed by regular watering;</p>  | <ul style="list-style-type: none"> <li>• Waterloo OSD Project Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> <li>• AQMP, Section 8.2.2</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul> | <p>Controls as per Condition D22 are addressed in the AQMP, AQMP01.</p> <p>The project was compliant with Condition D22 during the site inspection.</p> <p>One main active stockpile was located in the SE corner of the site</p>   | <b>Compliant</b>  |

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|                                     | b) all trucks entering or leaving the site with loads have their loads covered;<br>c) trucks associated with the development do not track dirt onto the public road network;<br>d) public roads used by these trucks are kept clean; and<br>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.   |   | and was being loaded out at the time of the audit inspection. The stockpile was observed being wetted down and the project team advised the stockpile was covered at the end of each day.  |                   |
| <b>EROSION AND SEDIMENT CONTROL</b> |   |   |  |                   |
| <b>D23</b>                          | <p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p> | <ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev05</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul> | <p>Required erosion and sediment controls have been set out in the Progressive Erosion and Sediment Control Plan (PESCP), prepared in accordance with the Blue Book.</p> <p>The PESCP sets out the location of controls including a stabilised site access, retention basin (turkeys nest), stormwater pits, sediment fence, clean water flows, stormwater discharge point, &amp; sandbags/coir logs.</p> <p>The turkey's nest was in the process of being moved during the audit site inspection. It is understood only surface water had required management to date, which was pumped to the turkey's nest (~3m deep) and managed via seepage into the sandy substrate. The geology of the site consists of sand to ~9m below ground level (BGL), Clay from 9-12mBGL &amp; Shale from 12mBGL.</p> | <b>Compliant</b>  |

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|   |  |   | No water had been discharged offsite at the time of IA1. A sediment / settling tank was in place in preparation for future offsite discharge.  |                      |
| <b>DISPOSAL OF SEEPAGE AND STORMWATER</b> |  |   |  |                      |
| <b>D24</b>                                | Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> . | <ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev05</li> <li>Waterloo OSD Project – Basement – Dewatering Management Plan (DWMP), JBS&amp;G, Rev00 16/3/2023</li> <li>Letter from EPA RE: SSD 10438 and SSD 10437 disposal of water, dated 15/12/2021</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul> | <p>The ESCP includes a requirement for a water discharge permit to be obtained and to ensure controls are established between the discharge point and the receiving stormwater pit.</p> <p>A Dewatering Management Plan (DWMP) has been prepared by JBS&amp;G and sets out procedures for the temporary dewatering of excavation voids to enable construction.</p> <p>Letter from EPA, dated 15/12/2021 states that EPA does not provide approval for the discharge of construction site water to stormwater, and that Council should be contacted as the Appropriate Regulatory Authority (ARA). Refer Condition D25.</p> | <b>Not triggered</b> |
| <b>D25</b>                                | Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.       | <ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev05</li> <li>Waterloo OSD Project – Basement – Dewatering Management Plan (DWMP), JBS&amp;G, Rev00 16/3/2023</li> <li>City of Sydney Letter RE: Temporary Dewatering Connection</li> </ul>   | <p>Council letter, dated 16/8/2023 approves the discharge of water from the site for the purpose of temporary dewatering, subject to a list of conditions.</p> <p>Condition 1 requires approval for dewatering groundwater to be issued by WaterNSW.</p>   | <b>Compliant</b>     |

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|               |   | <p>Sections 138 and 139 - <i>Roads Act 1993</i> Approval 49 Botany Road, Waterloo – SSD10438, dated 16/8/2023</p> <ul style="list-style-type: none"> <li>Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4 July 2023</li> <li>DPE Water Supply Works Approval [10WA124903] Letter, dated 1/9/2023</li> <li>Water Supply Works Approval [10WA124903], Exp 31/8/2024</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>   | <p>Section 10 of the DWMP states “Upon completion of dewatering activities, relevant records including water quality testing, groundwater level monitoring and disposal volume records will be provided to WaterNSW and Council as part of a final report”.</p>  |                   |
| D26           | <p>A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council’s drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i>.</p> | <ul style="list-style-type: none"> <li>Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4 July 2023</li> <li>DWMP, Section 8 Aquifer interference policy considerations</li> <li>DWMP, Section 9 Groundwater quality &amp; disposal</li> <li>City of Sydney Letter RE: Temporary Dewatering Connection Sections 138 and 139 - <i>Roads Act 1993</i> Approval 49 Botany Road, Waterloo – SSD10438, dated 16/8/2023</li> <li>DPE Water Supply Works Approval [10WA124903] Letter, dated 1/9/2023</li> <li>Water Supply Works Approval [10WA124903], Exp 31/8/2024</li> </ul> | <p>Council letter, dated 16/8/2023 approves the discharge of water from the site for the purpose of temporary dewatering, subject to a list of conditions.</p> <p>Condition 1 requires approval for dewatering groundwater to be issued by WaterNSW. Condition 6 requires compliance with the Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4 July 2023.</p> <p>Section 8 of the DWMP states “Water seepage through the cut-off wall and up through the basement floor is to be collected in subfloor drainage and directed to the stormwater system (subject to approval by Council)”.</p> <p>On 1/9/2023 DPE Water issued a water supply work approval under s.95 of the <i>Water Management Act</i></p> | Compliant         |

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|                               |   |   | <p>2000. Condition DS8463-00001 of the approval sets an extraction limit of 16ML for the first year (as per the volume determined in the DWMP). Condition DK7839-00017 requires water treatment and disposal must be in accordance with the DWMP. Condition DS7744-00001 sets out monitoring and reporting requirements.</p> <p>Dewatering had not commenced at the time of IA1.</p>  |                   |
| <b>REMEDIATION - ASBESTOS</b> |   |   |   |                   |
| <b>D27</b>                    | <p>The Applicant must ensure that any asbestos encountered 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:</p> <p>a) <i>Work Health and Safety Regulation 2017</i>;<br/> b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;<br/> c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and<br/> d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.</p> | <ul style="list-style-type: none"> <li>Environmental Control Map_ECM_04 Waterloo Quarter OSD – Mainworks_Rev3, dated 26/5/2023</li> <li>CFEMP, Appendix 5 Unexpected Finds Procedure</li> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> <li>JBS&amp;G Asbestos Clearance Report - Zone 1 (Archaeological Works), 17/3/2023</li> <li>JBS&amp;G Asbestos Clearance Report (UFP01_SP), 1/8/2023</li> <li>JBS&amp;G Airborne Asbestos Fibre Monitoring Report, 2/3/2023</li> <li>Mainland Civil Pty Ltd Friable and Non – Friable Asbestos Removal Licence (LIC: AD 213265), Exp 27/6/2024</li> </ul> | <p>The Environmental Control Map (ECM) sets out soil and water procedures, including for contamination and asbestos.</p> <p>The unexpected finds procedure for contamination is set out in the CFEMP, Appendix 5 and Flowchart 7.1 of the RAP.</p> <p>Unexpected finds of asbestos were encountered during archaeological investigation and other surface works and were supervised by consultants JBS&amp;G (Licensed Asbestos Assessor – LAA) and undertaken in accordance with SafeWork NSW Code of Practice – How to Safely Remove Asbestos (2022). Asbestos clearance reports were prepared as required during the works.</p> <p>Air fibre air monitoring was completed by JBS&amp;G during asbestos removal</p> | <b>Compliant</b>  |

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|               |             | <ul style="list-style-type: none"> <li>• Mainland Civil Asbestos Management Plan, Rev A 2/3/2023</li> <li>• JBS&amp;G Waste Classification, Zone 1 Surface Materials, 6/3/2023</li> <li>• JBS&amp;G Waste Classification, UFP01_SP Rev0, 15/6/2023</li> <li>• JHG Environmental Monitoring Tracker, Snapshot – Spoil, dated 8/3/2023-26/6/2023</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul> | <p>works. Asbestos Fibre Air Monitoring Reports are provided as an attachment to the Asbestos Clearance Reports. Air monitoring was completed in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003(2005)], with NATA certification applying to all sample collection, handling and analytical procedures. For reports sighted during the audit, results were satisfactory and conform with the minimum action level of &lt;0.01 fibres /mL for control monitoring as outlined in the <i>Work Health and Safety Regulation 2017</i>; and <i>SafeWork NSW Code of Practice – How to Safely Remove Asbestos 2022</i>.</p> <p>Asbestos contaminated material was removed (transported and disposed) by Mainland Civil Pty Ltd, who hold a Friable and Non-Friable Asbestos Removal Licence (LIC: AD 213265).</p> <p>Sample waste classification reports were sighted, prepared by JBS&amp;G for approximately 70m<sup>3</sup> of material on 6/3/23, and classified as <b>SPECIAL WASTE (ASBESTOS) mixed with General Solid Waste (non-putrescible)</b>, and 110m<sup>3</sup> of material on 15/6/2023 classified as <b>Special Waste (Asbestos) mixed with Hazardous Waste</b>.</p> |                   |

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|                             |   |  | <p>A spoil tracker is maintained by JHG and includes record of Work scope, Date, Truck rego/Plant #, Tip docket, Vehicle type, Disposal location, Area of excavation, Material type, Actual quantity removed (T), EPL Licence No., &amp; Material transferred, reuse, recycled or disposed.</p> <p>Spoil records provided as evidence indicate spoil removed from the basement project has been disposed, with GSW &amp; RSW-Asbestos to Cleanaway Erskine Park (Enviroguard) and GSW to Sydney Recycling Park. HSW has been disposed at Cleanaway St Marys.</p> <p><b>NB:</b> <i>Representative examples of Asbestos Clearance Reports and Waste Classification Certificates were sighted as evidence during the audit, which does not form full verification of the implementation of all unexpected finds. Transport and disposal records were not verified during the audit (and disposal certificates were not sighted).</i></p> |                   |
| <b>CONSTRUCTION TRAFFIC</b> |   |  |   |                   |
| D28                         | All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping. | <ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>CPTMP, Section 13</li> <li>Pre-Start Meeting Record, 25/8/2023</li> </ul> | <p>Condition D28 requirements are set out in Section 13 of the CPTMP.</p> <p>A Pre-Start meeting record was provided as evidence, dated 25/8/2023 and included instruction for "all deliveries as per the veyor bookings".</p>  | <b>Compliant</b>  |

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|                                     |  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>   | There have been no known instances of vehicles not parked wholly within the site, and a work zone had not been established outside the site at the time of IA1.   |                   |
| <b>ROAD OCCUPANCY LICENCE</b>       |  |  |   |                   |
| <b>D29</b>                          | A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.   | <ul style="list-style-type: none"> <li>CPTMP, Section 13</li> <li>Road Occupancy Licence (ROL) No. 2082418, dated 3/7/23-1/8/23</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>   | Condition D29 requirements are set out in Section 13 of the CPTMP. An ROL was obtained from TfNSW Transport Management Centre for the installation of hoarding along Botany Road. A ROL was sighted Licence No. 2082418 from 3/7/23-1/8/2023. | <b>Compliant</b>  |
| <b>NO OBSTRUCTION OF PUBLIC WAY</b> |  |  |   |                   |
| <b>D30</b>                          | The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site. | <ul style="list-style-type: none"> <li>CPTMP, Section 8.3 Traffic control</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>   | Condition D30 requirements are set out in Section 8.3 of the CPTMP. There was no obstruction of the public way observed during the audit site inspection.   | <b>Compliant</b>  |
| <b>CONTACT TELEPHONE NUMBER</b>     |  |  |   |                   |
| <b>D31</b>                          | The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.  | <ul style="list-style-type: none"> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul> | Condition D31 requirements are set out in the Waterloo Metro Quarter Community Communications Strategy (CCS). A 24-hour contact number has been established for the project, attended by the Waterloo ISD Stakeholder and Community Manager.  | <b>Compliant</b>  |

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| <b>COVERING OF LOADS</b>                                 |  |   |  |                      |
| D32  | All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.  | <ul style="list-style-type: none"> <li>AQMP, Section 5.4</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>   | Condition D23 requirements are set out in the AQMP, Section 5.4.<br>Truck and dogs observed during the inspection had facility to cover loads available (none observed leaving the site).  | <b>Compliant</b>     |
| <b>VEHICLE CLEANSING</b>                                 |  |   |  |                      |
| D33  | Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters. | <ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev05</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul> | Requirement for a stabilised site access is set out on the ESCP and was verified during the audit site inspection. A wheel wash was also in use.<br>Sand bags were placed within the site boundary around the lower perimeter of the site.<br>No tracking was observed onto the access to Botany Road. A street sweeper is booked in a minimum of three times per week and is on call if required. | <b>Compliant</b>     |
| <b>PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b> |  |   |  |                      |
| <b>OCCUPATION CERTIFICATE</b>                            |  |   |  |                      |
| E1   | An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.  | Noted   | NA   | <b>Not triggered</b> |
| <b>NOTIFICATION OF OCCUPATION</b>                        |  |   |  |                      |
| E2   | The date of commencement of the occupation of the development must be notified to the Department in  | Noted   | NA   | <b>Not triggered</b> |

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|  | writing, at least one month before proposed occupation. If the 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.   |                    |  |                      |
| <b>PROTECTION OF PUBLIC INFRASTRUCTURE</b> |  |                    |  |                      |
| <b>E3</b>                                  | Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>     | Noted              | NA   | <b>Not triggered</b> |
| <b>MECHANICAL VENTILATION</b>              |  |                    |  |                      |
| <b>E4</b>                                  | Prior to commencement of operation, the Applicant must provide evidence to the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>b) any dispensation granted by Fire and Rescue NSW.</li> </ul> | Noted              | NA   | <b>Not triggered</b> |
| <b>OPERATIONAL WASTE MANAGEMENT PLAN</b>   |  |                    |  |                      |
| <b>E5</b>                                  | Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: <ul style="list-style-type: none"> <li>a) be prepared in consultation with Council and generally in accordance with City of Sydney</li> </ul>   | Noted              | NA   | <b>Not triggered</b> |

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|                                       | <p>Guidelines for Waste Management in New Developments</p> <p>b) confirm the location of waste collection and establish appropriate routes to the collection point</p> <p>c) provide confirmation of the engagement of a qualified private waste collection contractor</p> <p>d) detail the type and quantity of waste to be generated during construction and operation of the development;</p> <p>e) detail the ongoing management, storage and collection of waste including including responsibility for cleaning, transfer of bins between storage areas and collection points, implementation and maintenance of signage and security of storage areas</p> <p>f) minimise weekly waste collection frequency</p> <p>g) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>h) detail the materials to be reused or recycled, either on or off site; and</p> <p>i) include the Management and Mitigation Measures included in the EIS</p> |                    |  |                      |
| <b>WASTE AND RECYCLING COLLECTION</b> |  |                    |  |                      |
| <b>E6</b>                             | Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and residential waste. No  | Noted              | NA   | <b>Not triggered</b> |

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|  | garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time  |                    |  |                   |
| <b>POST-CONSTRUCTION DILAPIDATION REPORT</b> |   |                    |  |                   |
| E7   | <p>Unless otherwise carried out under the requirements of CSSI 7400, CSSI 7400, SSD 10437, SSD 10439 and SSD 10440 prior to the issue of the relevant Occupation Certificate:</p> <p>a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads;</p> <p>b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:</p> <p>c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>e) a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.</p> | Noted              | NA   | Not triggered     |
| <b>ADJOINING PROPERTIES ROAD DAMAGE</b>      |   |                    |  |                   |
| E8   | Where any damage is caused to the Waterloo Congregational Church building and remediation works are required, the Applicant is to notify and consult with Council in undertaking any remediation works and the cost of remediation is   | Noted              | NA   | Not triggered     |

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|  | to be met by the Applicant in full.  |                    |  |                      |
| <b>E9</b>                                | The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to the occupation or commencement of the use  | Noted              | NA   | <b>Not triggered</b> |
| <b>FIRE SAFETY CERTIFICATION</b>         |  |                    |  |                      |
| <b>E10</b>                               | Prior to the issue the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Certifying Authority and be prominently displayed in the building.  | Noted              | NA   | <b>Not triggered</b> |
| <b>STRUCTURAL INSPECTION CERTIFICATE</b> |  |                    |  |                      |
| <b>E11</b>                               | <p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p> | Noted              | NA   | <b>Not triggered</b> |

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| <b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b>     |  |                    |  |                      |
| <b>E12</b>  | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.  | Noted              | NA   | <b>Not triggered</b> |
| <b>BICYCLE PARKING AND END OF TRIP FACILITIES</b> |  |                    |  |                      |
| <b>E13</b>  | <p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority:</p> <ul style="list-style-type: none"> <li>(a) the provision of bicycle parking spaces in accordance with this consent;</li> <li>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>(c) the provision of relevant end-of-trip facilities under this consent;</li> <li>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> <li>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority.</li> </ul> | Noted              | NA   | <b>Not triggered</b> |
| <b>E14</b>  | Prior to the commencement of operation, bicycle  | Noted              | NA   | <b>Not triggered</b> |

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|                                   | way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.   |                    |  |                      |
| <b>WORKS AS EXECUTED DRAWINGS</b> |  |                    |  |                      |
| <b>E15</b>                        | Prior to the issue of <b>the relevant</b> Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.   | Noted              | NA   | <b>Not triggered</b> |
| <b>E16</b>                        | Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit. |                    |  | Not triggered        |
| <b>STORMWATER</b>                 |  |                    |  |                      |
| <b>E17</b>                        | Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.  | Noted              | NA   | <b>Not triggered</b> |
| <b>E18</b>                        | Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier an Operation and Maintenance Plan (OMP) to ensure the proposed stormwater quality measures remain effective. The OMP must contain the following:  | Noted              | NA   | <b>Not triggered</b> |

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|  | a) maintenance schedule of all stormwater quality treatment devices;<br>b) record and reporting details;<br>c) relevant contact information; and<br>d) Work Health and Safety requirements  |                    |  |                      |
| <b>STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT</b> |   |                    |  |                      |
| <b>E19</b>   | Prior to the issue of <b>the relevant</b> Occupation Certificate:<br>a) The Owner is required to enter into a Deed of Agreement with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.<br>b) A Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges. | Noted              | NA   | <b>Not triggered</b> |
| <b>SURVEY INFRASTRUCTURE - RESTORATION</b>                           |   |                    |  |                      |
| <b>E20</b>   | Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include:<br>a) Certification that all requirements requested under the Surveyor-General's Approval for Survey Mark   | Noted              | NA   | <b>Not triggered</b> |

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|                                 | <p>Removal or by the City's Principal Surveyor under condition "Survey Infrastructure – Identification and Recovery" have been complied with;</p> <p>b) Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre-Subdivision Certificate works" have been complied with and;</p> <p>c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.</p> |                    |  |                      |
| <b>CONSTRUCTED FLOOR LEVELS</b> |  |                    |  |                      |
| <b>E21</b>                      | A certification report prepared by a suitably qualified practitioner engineer (NPER), must be submitted to the Principal Certifier prior to issue of any Occupation Certificate stating that the development has been constructed and the required levels achieved in accordance with the recommendations of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.                                    | Noted              | NA   | <b>Not triggered</b> |
| <b>SYDNEY WATER COMPLIANCE</b>  |  |                    |  |                      |
| <b>E22</b>                      | A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to issue of an Occupation Certificate   | Noted              | NA   | <b>Not triggered</b> |

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| <b>UTILITY PROVIDERS</b>                       |   |                    |  |                   |
| E23  | Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services. | Noted              | NA   | Not triggered     |
| <b>ENVIRONMENTAL PERFORMANCE</b>               |   |                    |  |                   |
| E24  | Prior to occupation or commencement of the use, the Applicant is to provide documentation to the Certifying Authority demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent.  | Noted              | NA   | Not triggered     |
| <b>REMEDICATION AND SITE AUDIT STATEMENT</b>   |   |                    |  |                   |
| E25  | Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Site Audit Statement from the accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the site is suitable for the residential and commercial land use and be provided for the information of the Planning Secretary and the Certifier.               | Noted              | NA   | Not triggered     |
| E26  | Any land to be dedicated to the City of Sydney must be remediated to a minimum depth of 1.5m below finished ground level with no Long Term Environmental Management Plan attached.  | Noted              | NA   | Not triggered     |
| <b>REGISTRATION OF EASEMENTS AND COVENANTS</b> |   |                    |  |                   |
| E27  | Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all   | Noted              | NA   | Not triggered     |

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|   | matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.   |                    |  |                      |
| <b>CHILD CARE DROP-OFF AND PICK-UP SPACES</b> |  |                    |  |                      |
| <b>E28</b>                                    | <p>Prior to the issue of an Occupation Certificate, drop off and pick-up spaces must be provided for the childcare centre use at the Central Precinct (SSD 10439) by sharing of the use with other non-residential car spaces or service bays within the Waterloo Metro Quarter.</p> <p>The drop off and pick-up spaces must be available between the hours of 7:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday. The use of these drop off and pick-up spaces is to be time restricted to a maximum of 15 minutes.</p> <p>The Applicant must demonstrate to satisfaction of the certifier:</p> <ul style="list-style-type: none"> <li>a) the spaces are suitably lined marked and signed posted</li> <li>b) safe and accessible path from the spaces to the childcare centre</li> </ul> | Noted              | NA   | <b>Not triggered</b> |
| <b>E29</b>                                    | A minimum of four (4) drop off and pick-up spaces are to be provided at the commencement of use of the childcare centre. Usage, demand and management of the spaces are to be reviewed annually as required by this consent.   | Noted              | NA   | <b>Not triggered</b> |

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| <b>PART F POST OCCUPATION</b>        |  |                    |  |                   |
| <b>ANNUAL FIRE SAFETY STATEMENT</b>  |  |                    |  |                   |
| F1                                   | An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued or the use commencing, whichever is earlier.           | Noted              | NA   | Not triggered     |
| <b>FIRE SAFETY CERTIFICATION</b>     |  |                    |  |                   |
| F2                                   | The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.  | Noted              | NA   | Not triggered     |
| <b>STORAGE AND HANDLING OF WASTE</b> |  |                    |  |                   |
| F3                                   | All waste collection services must be undertaken in accordance with this consent.  | Noted              | NA   | Not triggered     |
| F4                                   | No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.  | Noted              | NA   | Not triggered     |
| F5                                   | Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of Council.   | Noted              | NA   | Not triggered     |
| F6                                   | All waste must be collected by a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business. | Noted              | NA   | Not triggered     |
| <b>LOADING / UNLOADING</b>           |  |                    |  |                   |
| F7                                   | All loading and unloading operations associated with the site must be carried out:   | Noted              | NA   | Not triggered     |

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|   | a) in accordance with the Loading and Servicing Management Plan approved under this consent;<br>b) within the confines of the site, at all times and must not obstruct other properties or the public way; and<br>c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality   |                    |  |                      |
| <b>F8</b>   | The service vehicle docks, car parking spaces and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage  | Noted              | NA   | <b>Not triggered</b> |
| <b>ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH</b> |   |                    |  |                      |
| <b>F9</b>   | External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance. Notwithstanding, should any outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level | Noted              | NA   | <b>Not triggered</b> |
| <b>F10</b>  | The use and operation of the premises shall not give rise to an environmental health or public nuisance   | Noted              | NA   | <b>Not triggered</b> |
| <b>NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT</b> |   |                    |  |                      |
| <b>F11</b>  | The operation of plant and equipment shall not give rise to an ‘offensive noise’ as defined in the Protection of the Environment Operations Act 1997 and Regulations.   |                    |  | Not triggered        |
| <b>OPERATION OF PLANT AND EQUIPMENT</b>               |   |                    |  |                      |
| <b>F12</b>  | All plant and equipment used in the development, or to monitor the performance of the development must be:<br>a) maintained in a proper and efficient condition; and  | Noted              | NA   | <b>Not triggered</b> |

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|   | b) operated in a proper and efficient manner.  |                    |  |                      |
| <b>COMMUNITY COMMUNICATION STRATEGY</b>         |  |                    |  |                      |
| <b>F13</b>                                      | The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.   | Noted              | NA   | <b>Not triggered</b> |
| <b>CHILD CENTRE DROP-OFF AND PICK-UP SPACES</b> |  |                    |  |                      |
| <b>F14</b>                                      | <p>Parking and travel survey must be undertaken on a yearly basis, for up to 3 years from the first commencement of use of the child care centre or until the child care centre cease to operate, whichever comes first. The survey is to review the usage, demand and management of the drop-off and pick-up spaces for the childcare centre to ensure the number of drop off and pick up spaces are adequate in meeting the demand and are suitably managed. The first survey is to be completed 12 months from the first commencement of use of the child care centre. The surveys must document:</p> <ul style="list-style-type: none"> <li>a) Demand and usage of drop-off and pick-up spaces</li> <li>b) Travel modal split to the childcare centre</li> <li>c) Record of any management of access and safety incidents</li> </ul> <p>The surveys must be retained upon completion and be made available to the Planning Secretary upon request.</p> | Noted              | NA   | <b>Not triggered</b> |
| <b>F15</b>                                      | The Applicant may increase or reduce the number of drop-off and pick-up spaces for the childcare centre based on the demand and usage as demonstrated in yearly parking and travel survey, with a minimum of four (4) spaces and up to eight (8) spaces to be provided. The drop-off and pick-up spaces must be provided in accordance with  | Noted              | NA   | <b>Not triggered</b> |

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|               | <b>Condition E28.</b> |                    |  |                   |

**Table A2: CEMP & Sub-Plan Requirements**

| Section   | Requirement  | Evidence Collected  | Independent Audit Findings & Recommendations   | Compliance Status |
|---|--|---|--|-------------------|
| <b>CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN (CFEMP) SSD 10438</b> |  |   |  |                   |
| <b>12 IMPROVEMENT</b>   |  |   |  |                   |
| <b>12.1 Incidents, non-conformity and corrective action</b>                   |  |   |  |                   |
| <b>12.1</b>   | <p>When a nonconformity (including an incident, or a verified complaint) occurs, the Project shall:</p> <ul style="list-style-type: none"> <li>react to the nonconformity and, as applicable:               <ul style="list-style-type: none"> <li>take action to control and correct it;</li> <li>deal with the consequences, including mitigating adverse environmental impacts;</li> </ul> </li> <li>evaluate the need for action to eliminate the causes of the nonconformity, in order that it does not recur or occur elsewhere, by:               <ul style="list-style-type: none"> <li>reviewing the nonconformity;</li> <li>determining the causes of the nonconformity;</li> <li>determining if similar nonconformities exist, or could potentially occur;</li> </ul> </li> <li>implement any action needed;</li> <li>review the effectiveness of any corrective action taken;</li> <li>make changes to the environmental management system, if necessary.</li> </ul> | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | <p>The NC raised in relation to a concrete pour overrun was used as an example here.</p> <p>Refer Condition D3 of the Audit Table for details.</p> | <b>Compliant</b>  |

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| Section                               | Requirement   | Evidence Collected  | Independent Audit Findings & Recommendations  | Compliance Status |
|---------------------------------------|---|---|---|-------------------|
| <b>12.3 Continual improvement</b>     |   |   |   |                   |
| 12.3                                  | <p>The Project will continually improve the suitability, adequacy and effectiveness of the John Holland EMS to enhance environmental performance. This will be documented and managed using the tools outlined in Table 19 of the CFEMP:</p> <ul style="list-style-type: none"> <li>• Actions Arising</li> <li>• Lessons Learned</li> </ul> | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JHG Weekly Enviro Inspection Record, INS-0030580, 25/8/2023</li> <li>• JHG Weekly Enviro Inspection Record, INS-0134982, 11/7/2023</li> <li>• JHG Weekly Enviro Inspection Record, INS-0031322, 1/9/2023</li> <li>• ACT-0136716, 7/8/2023 – clean-up of hydraulic oil spill</li> <li>• ACT-0134249, 21/6/2023 – Relocate notice board with site plans to more visible location</li> </ul> | <p>Weekly Enviro Inspections are conducted. Photos are taken during inspections and actions assigned to the relevant person for close-out in the Soteria system, a product of SAI 360.</p> <p>The Soteria system was reviewed during the audit and examples were provided demonstrating actions raised and closed out from enviro inspections.</p> <p>The implementation of continual improvement mechanisms was examined using the example of a concrete pour overrun that the project raised as a self-reported NC.</p> <p><b>Observation: The concrete pour overrun example could be considered for use in a JHG Lessons Learnt to demonstrate continual improvement in the EMS.</b></p> | Compliant         |
| <b>ASPECTS &amp; IMPACTS REGISTER</b> |   |   |   |                   |
| Contamination                         | <p>Management of contaminated or untreated materials: Undertake regular inspections of work areas pre, during and after works to ensure controls are in good condition.</p>   | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JHG Weekly Enviro Inspection Record, INS-0031322, 1/9/2023</li> </ul>   | <p>JBS&amp;G were on site full time for the first 2-3 months of the project. The project team reported asbestos fibre air monitoring had been conducted during remediation and no exceedances had been identified.</p> <p>Physical monitoring is also understood to have been conducted continuously during this time.</p>  | Compliant         |

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|   |  |  | JHG weekly enviro inspections conducted.   |                      |
| <b>Hazardous Materials</b>                              | Storage of hazardous substances, leaking plant and equipment and spillage from refuelling:<br>Regular inspections of storage areas.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Weekly Enviro Inspection Record, INS-0031322, 1/9/2023</li> </ul>        | Weekly Enviro Inspections are conducted and include an inspection of the hazardous chemical storage.   | <b>Compliant</b>     |
| <b>Biodiversity</b>                                     | Implement Vegetation Removal Permit System.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | No vegetation removal required for the project.  | <b>Not triggered</b> |
| <b>Heritage</b>   | Provide frequent toolbox talks on Unexpected Finds Procedure.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>AMBS Final Clearance Certificate</li> </ul>                                  | AMBS has been managing the archaeological investigation process, which was ongoing for the first 22 weeks of construction and was the main activity.   | <b>Compliant</b>     |
| <b>AIR QUALITY MANAGEMENT PLAN (AQMP) SSD 10438</b>     |  |  |  |                      |
| <b>APPENDIX B</b>                                       |  |  |  |                      |
| <b>AQMP01: Dust, Odour, VOC and SVOC Hazard Control</b> |  |  |  |                      |
| <b>AQMP01</b>   | A water misting system will be established on site boundaries for use as required to prevent off-site emissions as a minimum should the results of realtime dust monitoring (as per AQMP02 Air Quality Monitoring) exceed the acceptable level | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Dust, July 2023</li> </ul> | <p>No exceedances in realtime dust monitoring have been identified from dust deposition monitoring around the site boundary at Raglan St, Botany Rd &amp; Wellington Street &amp; on the corner of Wellington &amp; Cope Street.</p> <p>Text message/alerts are received in the event of an exceedance, which is then investigated to determine the cause.</p> <p>Dust suppression was in place with the use of three gurneys and two misting fans. The water misting system on the site boundaries had not yet been established with dust</p> | <b>Compliant</b>     |

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|                                       |   |  | managed with existing measures without exceedance to date.   |                   |
| <b>AQMP01</b>                         | Where stockpiles are to be left in place for significant periods of time, they shall be covered or routinely wetted to prevent dust emissions   | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>   | The main spoil stockpile in the southern portion of the site is covered at the of each day and wetted down during the day.   | <b>Compliant</b>  |
| <b>AQMP02: Air Quality Monitoring</b> |   |  |  |                   |
| <b>AQMP02</b>                         | Dust deposition monitoring shall be undertaken by dust deposition gauges maintained permanently at four locations on the site boundary (one north, one south, one east and one west). | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>   | Dust deposition gauges were verified to be in place on site and monitoring conducted as required.  | <b>Compliant</b>  |
| <b>AQMP02</b>                         | Samples shall be collected and analysed monthly throughout the works.   | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Eurofins Certificate of Analysis, Report 1013363-A, 2/8/2023</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust, July 2023</li> </ul> | <p>Dust samples are collected monthly and results entered in to the JHG Environmental Monitoring Tracker. Dust deposition records of monitoring data for 31/7/23 were sighted.</p> <p>Dust is split into categories including Combustible solids, Soluble solids, Total solids, Total volume, Ash &amp; Insoluble solids. It is noted that ash deposition has been attributed to dust from surrounding roads, rather than the project site.</p> <p>The project team reported real time site hive monitors are sometimes also triggered by frost/dew and persons vaping near the site boundary.</p> | <b>Compliant</b>  |
| <b>AQMP02</b>                         | Where the level of dust deposition exceeds 2g/m <sup>2</sup> /month the implementation of AQMP01 Dust and Airborne Hazard Control shall be reviewed.                                  | <ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>  | Dust exceedances have not been attributed to the project. It is noted the 2g/m <sup>2</sup> /month dust deposition criteria has been attributed to the trigger for insoluble solids, which was not verified as accurate.   | <b>Compliant</b>  |

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| <b>CONSTRUCTION NOISE &amp; VIBRATION MANAGEMENT PLAN (CNVMP) SSD 10438</b> |  |   |   |                   |
| <b>SECTION 8.1 NOISE</b>  |  |   |   |                   |
| <b>8.1.1 Noise physical measures</b>  |  |   |   |                   |
| 8.1.1   | The use of both A-class and B-class hoardings are required to be installed to mitigate the impact of the highest predicted noise levels.<br>The construction of the barrier should be impervious of gaps and cracks                    | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>  | A-class and B-class hoardings were in place around the site boundaries as required.<br>No gaps or cracks were observed during the site inspection.<br>Refer Conditions C28-C30 of the Audit Table for more detail.                      | <b>Compliant</b>  |
|   | In addition to the sound attenuating barrier, at least one respite period such as, 12:00pm – 1:00pm or otherwise agreed with the community, should be offered per day during the most intensive periods of hammering and rock breaking | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>  | Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm.<br>Refer Condition D18 of the Audit Table for more detail.  | <b>Compliant</b>  |
| <b>8.1.2 Noise management measures</b>                                      |  |   |   |                   |
| 8.1.2   | Regular communication with nearby noise sensitive receivers about the construction activities.   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Interview with Auditees Stakeholder &amp; Communications Manager</li> </ul> | Letterbox drops and monthly email notifications are distributed and available on the Sydney Metro website.<br>A Weekly E-Newsletter is distributed via Consultation Manager.<br>Refer Condition C16 of the Audit Table for more detail. | <b>Compliant</b>  |
|   | Effective scheduling can help to minimise the impact of noise on the nearby noise sensitive receivers.   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>   | Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm.<br>Refer Condition D18 of the Audit Table for more detail.  | <b>Compliant</b>  |

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| <b>SECTION 8.2 VIBRATION</b>               |   |  |   |                      |
| <b>8.2.1 Vibration physical measures</b>   |   |  |   |                      |
| 8.2.1                                      | The most effective physical measure is to break the physical connection between the source of vibration and the receiver. This can be achieved by means of cutting a narrow trench in between the source of vibration and the receiver. The trench may be cut using a rock saw or dug using an excavator for example. | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | Documented methodology has not been practical to implement to date for the basement site.   | <b>Not triggered</b> |
| <b>8.2.2 Vibration management measures</b> |   |  |   |                      |
| 8.2.2                                      | Drilling/stitch drilling/rock sawing may be able to be used instead of sheet piling or rock breaking, particularly where sheet piling is proposed to TC5 base immediately adjacent the Church.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>  | Concrete ripping & drill piling have been utilised to minimise vibration to date for the basement site.   | <b>Compliant</b>     |
| <b>8.6.2 Noise monitoring program</b>      |   |  |   |                      |
| 8.6.2                                      | It is recommended to carry out attended noise monitoring at various locations in proximity of the activity under investigation to determine the noise levels at the most impacted receivers. Measurements should be carried out at the start of each new construction stage or noisy activity as a minimum.           | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023</li> </ul> | <p>Attended noise monitoring has been conducted for each new noisy activity, e.g. Stage 2 perimeter piling and at regular intervals as required by the JHG Environmental Advisor.</p> <p>There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring.</p> <p><b>NB:</b> <i>Review of noise monitoring data was limited to a snapshot from July 2023.</i></p> | <b>Compliant</b>     |
| 8.6.2                                      | When a new noisy item of plant is brought onto site for the first time noise measurements may be required to determine compliance with Schedule 1 of the City of Sydney Construction Hours/Noise within the Central Business District (Appendix E).   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, July 2023</li> </ul> | Plant noise checks are undertaken as required and recorded on the JHG Environmental Monitoring Tracker.   | <b>Compliant</b>     |

|             |  |                |
|-------------|--|----------------|
| Audit Table | Waterloo Metro Quarter Basement Car Park | September 2023 |
| SSD 10438   | WL Developer Pty Ltd                     | Final – Rev0   |

| Section  | Requirement  | Evidence Collected  | Independent Audit Findings & Recommendations   | Compliance Status    |
|--|--|---|--|----------------------|
| <b>CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) SSD 10438</b> |  |   |  |                      |
| <b>SECTION 5 SPOIL &amp; WASTE MANAGEMENT</b>              |  |   |  |                      |
| <b>5.4.2 General construction waste</b>                    |  |   |  |                      |
| <b>Wastewater</b>  | Wastewater is expected to be generated through activities such as masonry cutting, paint washout etc. These activities will be managed by dedicated masonry and wash out bins to catch slurry and materials. No untreated wastewater is to be discharged to any stormwater systems.  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>   | Not applicable to date.  | <b>Not triggered</b> |
| <b>5.4.3 Resource recovery exemptions</b>                  |  |   |  |                      |
| <b>5.4.3</b>   | <p>During the project, materials may be encountered that do not meet the VENM or ENM classification but are also not contaminated material. In these circumstances the Project will check for existing resource recovery exemptions such as:</p> <ul style="list-style-type: none"> <li>The excavated public road material exemption 2014 (EPA);</li> <li>The reclaimed asphalt pavement exemption 2014 (EPA);</li> <li>The recovered aggregate exemption 2014 (EPA).</li> </ul> | <ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo OSD – Basement Construction Waste Management Sub-Plan (CWMP), RevA, dated 17/1/2023</li> <li>JHG Environmental Monitoring Tracker, Snapshot – Spoil, dated 8/3/2023-26/6/2023</li> </ul> | <p>A spoil tracker is maintained by JHG and includes record of Work scope, Date, Truck rego/Plant #, Tip docket, Vehicle type, Disposal location, Area of excavation, Material type, Actual quantity removed (T), EPL Licence No., &amp; Material transferred, reuse, recycled or disposed.</p> <p>Spoil records sighted indicate spoil removed from the basement has been disposed, with GSW &amp; RSW-Asbestos to Cleanaway Erskine Park (Enviroguard) and GSW to Sydney Recycling Park. HSW has been disposed at Cleanaway St Marys.</p> <p>No resource recovery exemptions have been applicable to date,</p> | <b>Not triggered</b> |
| <b>5.4.3</b>   | Potential spoil offsite reuse locations will be identified by the Construction Manager and Environment and Sustainability Manager. The following will be completed:  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>   | As above – all spoil removed from site has not been suitable for reuse at the time of IA1.   | <b>Not triggered</b> |

|             |  |                |
|-------------|--|----------------|
| Audit Table | Waterloo Metro Quarter Basement Car Park | September 2023 |
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| Section  | Requirement  | Evidence Collected  | Independent Audit Findings & Recommendations  | Compliance Status    |
|--|--|---|---|----------------------|
|  | <ul style="list-style-type: none"> <li>Check that appropriate approvals are in place for the receiving site,</li> <li>Check that a s143 Notice has been completed by the reuse location owner and / or site operator</li> <li>Agree to commercial terms with the site operator and / or owner, and</li> <li>Ensure that relevant CoA, environmental, community and traffic impacts are managed under the approved CEMP and sub plans, Community Communication Strategy and the Construction Traffic Management Plan (CTMP) including approved haulage routes.</li> </ul> |   |   |                      |
|  | <p>A Waste Reveal Site Register will be maintained by the Environment and Sustainability Coordinator and will include details of the recycling, transfer and disposal sites assessed and approved by the Project to receive the Waterloo OSD Basement spoil and waste material. Beneficial reuse of spoil either onsite or offsite will be conducted in accordance with relevant legislation and resource recovery exemptions.</p>   | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | As above  | <b>Not triggered</b> |
| <b>CONSTRUCTION PEDESTRIAN &amp; TRAFFIC MANAGEMENT PLAN (CPTMP) SSD 10438</b> |  |   |   |                      |
| <b>SECTION 10 PEDESTRIAN MANAGEMENT PLAN</b>                                   |  |   |   |                      |
| <b>10.2 Pedestrian management</b>  |  |   |   |                      |
| <b>10.2</b>  | <p>During the construction of the development, Works Zones are required on Botany Road, Cope Street and Wellington Street frontages to facilitate loading and unloading of materials for construction vehicles (refer to Section 8.11 for further details of the proposed Works Zones). Footpath closures are to be approved case by case for discrete periods as required, and require consultation and approval from Council.</p>  | <ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul> | <p>Work zones had not been established/required at the time of IA1, with trucks entering and turning within the site boundary for load-out.</p> | <b>Not triggered</b> |

|             |  |                |
|-------------|--|----------------|
| Audit Table | Waterloo Metro Quarter Basement Car Park | September 2023 |
| SSD 10438   | WL Developer Pty Ltd                     | Final – Rev0   |

| Section   | Requirement  | Evidence Collected   | Independent Audit Findings & Recommendations   | Compliance Status |
|---|--|--|--|-------------------|
| <b>SECTION 11 OTHER CONSIDERATIONS</b>          |  |  |  |                   |
| <b>11.4 Construction staff parking strategy</b> |  |  |  |                   |
|   | <p>Due to site constraints, there will be limited parking available for staff. All site personnel are advised to not park on street parking within the vicinity of the development site and the following is to be implemented:</p> <ul style="list-style-type: none"> <li>• Staff encouraged to use public transport to and from the project including by providing information packs on available modes and locations of public transport relative to a defined local area.</li> <li>• Carpooling will be encouraged/incentivised.</li> <li>• Designated bicycle storage facility on site in Cope Street Plaza shall be provided for staff.</li> <li>• Continual monitoring and reinforcement of parking strategy requirements as part of inductions, weekly meeting and pre-start meetings.</li> <li>• <input type="checkbox"/> Implementation of a warning and enforcement system for ongoing parking strategy offences</li> </ul> | <ul style="list-style-type: none"> <li>• CPTMP</li> <li>• Waterloo OSD Site Induction</li> </ul> | <p>Bicycle parking is being delivered by the SM station team.</p> <p>The site induction includes information on the construction staff parking strategy including: No parking on Cope, Botany, Raglan &amp; Wellington Streets; Available parking options, and details for Bus &amp; Rail services (Redfern Station &amp; Green Square).</p> | <b>Compliant</b>  |

|             |  |                |
|-------------|--|----------------|
| Audit Table | Waterloo Metro Quarter Basement Car Park | September 2023 |
| SSD 10438   | WL Developer Pty Ltd                     | Final – Rev0   |



## APPENDIX B – PLANNING SECRETARY AUDIT TEAM AGREEMENT

Ryan Thomas  
Project Director, Waterloo Metro Quarter  
WL Developer Pty Ltd  
ACN 637 792 888  
Level 28, 200 George Street  
Sydney NSW 2000

17/08/2023

Dear Mr Thomas

**Basement Car Park Detailed Design SSDA – SSD-10438**  
**Revised Independent Auditor Approval Request**

I refer to your revised request (SSD-10438-PA-17) for the Secretary's approval of suitably qualified persons to prepare the first Independent Environmental Audit (**IEA**) for the Waterloo Metro Quarter Basement Car Park (**project**), SSD-10438 as modified (**consent**).

The Department of Planning and Environment (**department**) has reviewed the revised nomination and information you have provided and is satisfied that this expert is suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the nominated auditor below to prepare and undertake the first IEA and report.

In accordance with Condition A27 of the consent Independent Audit Post Approval Requirements (department 2020) (**IAPAR**), as nominee of the Planning Secretary, I approve the appointment of the following auditor from Morasey Environmental Pty Ltd, acting for SNC-Lavalin Australiasia Pty Ltd, to undertake the IEA:

- Josephine Heltborg

Please ensure this correspondence is appended to the Independent Audit Report.

As with the Secretary's previous approval, the IEA must be prepared, undertaken, and finalised in accordance with Conditions A26, A28, A29 and A30 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

Notwithstanding the agreement with the audit team detailed above, the Department reserves the right to request an alternate auditor or audit team for future IEAs. Each respective future IEA requires a request for agreement to the auditor and/or audit team be submitted to the Department, for consideration of the Secretary under Condition A27. Each request is reviewed on its merits and depending on the complexity of the project and any ongoing issues, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Astrid Christensen, Compliance Officer, on 02 9274 6170 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Department of Planning and Environment



Yours sincerely

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary



## APPENDIX C – SITE PHOTOGRAPHS

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Photo 1: Wheel wash in use for concrete truck exiting the site



Photo 2: Signage displayed to communicate standard construction hours and community management



Photo 3: Stockpiling area at the south end of the site



Photo 4: New turkey's nest under construction with accumulated surface water pumped from the old turkey's nest



Photo 5: Piling on the western site boundary



Photo 6: B-Class Hoarding along Botany Road





Photo 7: Dust deposition monitor in place



Photo 8: Site Notice



## APPENDIX D – CONSULTATION

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## Jo Heltborg

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**From:** Jo Heltborg  
**Sent:** Monday, 11 September 2023 11:23 AM  
**To:**  
**Cc:** Nairy Topouzian-JHG  
**Subject:** FW: Consultation: Independent Audit 1 - SSD 10438 Waterloo Metro Quarter Basement Car Park  
**Attachments:** Appointment of Experts\_17082023\_123749.pdf

Good Morning Russell,

I am getting in touch re the initial Independent Audit currently underway for Waterloo Metro Quarter – SSD 10438 Basement. Please feel free to contact me should there be any issues you would like considered that are not already included in the audit scope (as set out in the email below), or if you would like to discuss any aspect. I have just left you a phone message also.

Kind regards,

**Josephine Heltborg**  
Principal Environmental Auditor  
Morasey Environment Pty Ltd  
**M:**  
**E:** [jo@morasey.com.au](mailto:jo@morasey.com.au)  
**W:** [www.morasey.com.au](http://www.morasey.com.au)

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**From:** Jo Heltborg  
**Sent:** Friday, August 18, 2023 11:51 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:**  
**Subject:** Consultation: Independent Audit 1 - SSD 10438 Waterloo Metro Quarter Basement Car Park

Dear DPE,

As the independent auditor for the for the Waterloo Metro Quarter Basement Car Park (project), SSD 10438 as modified, I am consulting with the Department in accordance with Section 3.2 of the DPE Independent Audit PARs, 2020 (IAPARs).

The proposed scope of the audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- Assessment of compliance with Parts A, B C & D of SSD 10438 (that may be relevant at the time of the audit)
- An assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- An assessment of the environmental performance of the development, including:
  - Actual impacts compared to predicted impacts in the environmental impact assessment (EIA);
  - The physical extent of the development in comparison with the approved boundary, and any potential off-site impacts;

- Incidents, non-compliances and complaints that occurred or were made during the audit period;
- The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
- Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project during the audit period;
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

The onsite component of the audit is scheduled on **Wednesday 30<sup>th</sup> August 2023**.

If you would like any additional considerations taken into account during the audit (including other agency consultation), or require any additional information please get in touch prior to the site inspection.

Kind regards,

**Josephine Heltborg**

Principal Environmental Auditor  
Morasey Environment Pty Ltd

**M:**

**E:** [jo@morasey.com.au](mailto:jo@morasey.com.au)

**W:** [www.morasey.com.au](http://www.morasey.com.au)



## APPENDIX E – INDEPENDENT AUDIT DECLARATION FORM

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## Declaration of Independence Form (Independent Audit Compliance Requirements, Appendix A)

### Declaration of Independence Form

|                               |  |
|-------------------------------|--|
| <b>Project Name</b>           | Waterloo Metro Quarter Development – Program of Audits   |
| <b>Consent Number</b>         | SSD 10437; SSD 10438; SSD 10440; & SSD 10439   |
| <b>Description of Project</b> | Construction of the Waterloo Metro Quarter Precinct  |
| <b>Project Address</b>        | Waterloo Metro Quarter Over Station Development, Waterloo NSW (various parcels of land as per SSD planning approvals listed above)   |
| <b>Proponent</b>              | WL Developer Pty Ltd   |
| <b>Consent Authority</b>      | Minister for Planning and Public Spaces  |
| <b>Date of Determination</b>  | <ul style="list-style-type: none"><li>• SSD 10437 (Southern Precinct) - 30 July 2021</li><li>• SSD 10438 (Basement) – 30 July 2021</li><li>• SSD 10439 (Central Precinct) – 24 November 2021</li><li>• SSD 10440 (Northern Precinct) - 23 September 2023</li></ul> |

I declare that:

- i. 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;
- ii. 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;
- iii. 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;
- iv. I am not an Environmental Representative for the project; and
- v. 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.
- vi. I am engaged by Healthy Buildings International Pty Ltd as an Environmental Representative (ER) for the Sydney Metro City and Southwest (CSW) project, limited to Barangaroo Station, Sydenham Station and Junction (SSJ) and Sydenham to Bankstown Corridor (SMC) components of the CSW project. I do not work, and have not had any prior involvement with the Sydney Metro Waterloo Station development and an independent of the Contractors and Proponent engaged to provide services to construct the Waterloo Metro Quarter Precinct over station development.

Notes:

- a. Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

**Declaration of Independence Form (Independent Audit Compliance Requirements, Appendix A)**

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










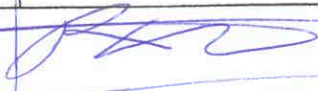

|                                 |   |
|---------------------------------|---|
| <b>Name of Proposed Auditor</b> | Josephine Heltborg  |
| <b>Signature</b>                |  |
| <b>Qualification</b>            | Master of Environmental Management<br>Exemplar Global Auditor Number 111000       |
| <b>Company</b>                  | Morasey Environment Pty Ltd acting for SNC-Lavalin Australasia Pty Ltd            |
| <b>Date</b>                     | 9 August 2023   |



## APPENDIX F – AUDIT ATTENDEE LIST

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**WATERLOO METRO QUARTER – BASEMENT SSD 10438  
INDEPENDENT ENVIRONMENTAL AUDIT 1**

| <b>OPENING MEETING – ATTENDEES – 6<sup>th</sup> SEPTEMBER 2023</b> |                                 |   |
|--|---------------------------------|---|
| <b>NAME</b>  | <b>POSITION &amp; COMPANY</b>   | <b>SIGNATURE</b>  |
| Lefan Lun  | Enviro Advisor JHG              |    |
| Tristan Rodrigues  | Enviro Advisor JHG              |     |
| RAM NEWLINS  | OPERATIONS ENV MGR              |     |
| NAIRY TOPUZIAN   | ASSISTANT DEVELOPMENT MANAGER   |     |
| EUGENE CHOI  | Project Manager (JHG)           |     |
| RYAN THOMAS.   | PROJECT DIRECTOR                |     |
| Leanna Fuller  | Stakeholder & Community Manager |     |
| <b>SITE INSPECTION – ATTENDEES – 6<sup>th</sup> SEPTEMBER 2023</b> |                                 |   |
| <b>NAME</b>  | <b>POSITION &amp; COMPANY</b>   | <b>SIGNATURE</b>  |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
| <b>CLOSING MEETING – ATTENDEES – 22 SEPTEMBER 2023</b>             |                                 |   |
| <b>NAME</b>  | <b>POSITION &amp; COMPANY</b>   | <b>SIGNATURE</b>  |
| NAIRY TOPUZIAN   | ASSISTANT DEVELOPMENT MANAGER   |  |
| Tristan Rodrigues  | Enviro Advisor                  |  |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
|  |                                 |   |
| Robbie Neen  | JHG - Safety                    |   |
| ASHLEY MARCUS  | JHG - SM                        |  |