AtkinsRéalis

Independent Environmental Audit 2 Waterloo Metro Quarter Southern Precinct SSD 10437

WL Developer Pty Ltd

5 March 2024

SOUTHERN PRECINCT SSD 10437

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Executive Summary

AtkinsRéalis has been engaged by WL Developer Pty Ltd to undertake an audit of the construction of the Waterloo Metro Quarter (WMQ) Southern Precinct project under State Significant Development (SSD) Consent 10437 (SSD 10437). The project is being constructed by John Holland Group (JHG) and Mirvac in a joint venture.

The audit is required by SSD 10437 Conditions A27-A32 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements (IAPAR) 2020. 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 second independent audit (IA2) for the Project and covers the period from the initial independent audit site inspection on 18 October 2023 to the date of the IA2 site inspection on 5 March 2024.

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.

No non-compliances were identified during the audit.

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

Condition D3: On 14/2/2024 DPHI issued a Warning Letter for a breach of Condition D3. The breach was in relation to a concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024, alleging the works constituted emergency works. Two complaints were received in relation to the Out of Hours Works (OOHW). No formal action was taken.

Three Observations were raised during the audit:

Condition D6: The non-notification to residents of emergency works on 18/1/2024 would technically be considered a non-compliance with Condition D6. However, as the out of hours work was self-reported to DPHI, and a breach already raised against Condition D3, another NC has not been raised against Condition D6 in this audit.

Condition D25: The proposed process for the management of accumulated water (i.e. diversion to SSD10438 for treatment and discharge) has not been documented in the CEMP or Soil and Water Procedure.

Construction Framework Environmental Management Plan (CFEMP) Section 12.1: A Non-Compliance raised by DPHI in relation to a concrete pour overrun was used as an example here (Refer Condition D3). A formal NCR was not raised in the JHG system, and associated actions were not raised after the NCR was identified.

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

The management of contamination, noise, and vibration were the most significant environmental risks requiring management during the audit period. These risks were being controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including required documentation and records.

1. Introduction

1.1 Background

WL Developer commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) for the following development:

Construction of the Southern Precinct within Waterloo Metro Quarter, comprising:

- A student housing tower accommodating up to 474 students
- A social housing building containing 70 apartments
- A maximum gross floor area (GFA) of 18,789m^2 (excluding GFA approved under CSSI 7400)
- Publicly accessible open space including Cope Street Plaza, a shared zone from Cope Street into the site and expanded footpaths along Botany Road and Wellington Street
- Building identification signage for student housing building
- Staged stratum subdivision.

The audit was undertaken against the requirements of State Significant Development (SSD) Consent 10437 (SSD 10437) and the IAPAR, 2020. This report presents the findings of the initial IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

1.2 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 10437 MOD 2 Assessment Report, DPE, October 2023)

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.

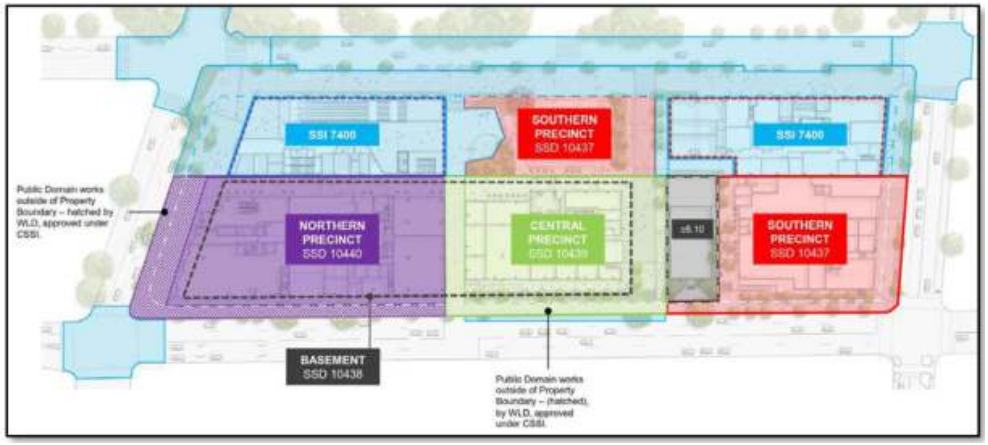

Figure 2 Plan of Waterloo Metro Quarter Precincts (Source: SSD 10437 EIS)

1.3 Audit Team

The audit team approved by the former Department of Planning and Environment (now DPHI) to undertake the initial IEA is detailed in Table 1. Refer **Appendix B** for DPHI Approval Letter.

Table 1: Audit Team

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

1.4 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 10437 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-Plans.

1.5 Audit Scope

This is the 2nd Independent Environmental Audit for SSD 10437, and the scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval, Parts A-D of SSD 10437
- An assessment of the environmental performance of the development including:
  - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
  - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
  - Incidents, non-compliances and complaints
  - 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 DPHI taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

NB: The DPHI did not request any additional matters be taken into account during this audit. Refer to Section 2.5 for a summary of consultation issued to DPHI.

1.6 Period Covered by Audit

Construction for the Project commenced on 12 April 2023.

This IEA represents the 2nd independent audit for the Project (IA2) and covers the period from the initial independent audit site inspection on 18 October 2023 to the date of the IA2 site inspection on 5 March 2024.

This IEA (desk-top assessment) commenced on 2 February 2024. 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.

2. Audit Methodology

2.1 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. DPHI was also consulted regarding areas of particular focus.

2.2 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 DPHI 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 Conditions of Approval (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, and
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

2.3 Site Personnel

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

- Tristan Rodrigues – Environmental Advisor, JHG
- Nairy Topouzian – Assistant Development Manager, WLD
- Eugene Choo - Project Manager, JHG
- Leanna Fuller – Stakeholder & Engagement Manager, WLD
- Ashley Marks – Site Manager, JHG
- Farah Haddad, JHG Senior Project Engineer

2.4 Site Inspection

A site inspection was undertaken by the Auditor on 5 March 2024. 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.

2.5 Consultation

The Auditor consulted with DPHI via email on 7 February 2024 to seek input, as required by Section 3.2 of the IAPARs, specifically in relation to:

- Any particular area(s) of focus for the audit, and
- Any consultation with agencies deemed necessary by the DPHI.

No response was received from DPHI.

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

2.6 Compliance Descriptors

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

Table 2: Compliance descriptors

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

3. Audit Findings

3.1 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
Assessment of Compliance		
Number of Conditions of Approval	231	Section 3.2
Not triggered	155	Section 3.2
Compliant	75	Section 3.2
Non-compliant	1	Section 3.3
Observations identified during the audit	3	Section 3.5
Other		
Self-Reported Non compliances recorded during the audit period	1	Section 3.4
Penalty notices issued during audit period	0	Section 3.7
Complaints reported during audit period	3	Section 3.9
Incidents recorded during the audit period	0	Section 3.10

3.2 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 2.6 of this report.

Table 4: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A - Administrative controls	**32**	13	0	19
Part B – Prior to issue of construction certificate	**50**	6	0	44
Part C – Prior to Commencement of Works	**40**	33	0	7
Part D – During Construction	**33**	24	0	9
Part E – Prior to Occupation or Commencement of Use	**45**	-	-	45
Part F – Post Occupation	**17**	-	-	17
Part G – Prior to issue of Subdivision Certificate	**14**		-	14

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.

3.3 Non-Compliances

No non-compliances were identified during the audit, as detailed in **Table 5**.

Table 5: Summary of non-compliances

ID	Summary of Non-Compliance	Recommendation, Timing & Status
Nil		

3.4 Self-Reported Non-Compliances

There was one non-compliances self-reported by the Project during the reporting period, as detailed in **Table 6.**

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

ID	Summary of Non-Compliance	Recommendation, Timing & Status
SSD 10437 Condition D3	On 14/2/2024 DPHI issued a Warning Letter for a breach of Condition D3. The breach was in relation to a concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024, alleging the works constituted emergency works. Two complaints were received in relation to the Out of Hours Works (OOHW). No formal action was taken.	N/A **Status**: **CLOSED**

3.5 Observations

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

Table 7: Observations identified during the audit period

ID	Summary of Non-Compliance	Recommendation, Timing & Status
SSD 10437 Condition D6	The non-notification to residents of emergency works on 18/1/2024 would technically be considered a non-compliance with Condition D6. However, as the out of hours work was self-reported to DPHI, and a breach already raised against Condition D3, another NC has not been raised against Condition D6 in this audit.	N/A **Status**: **CLOSED**
SSD 10437 Condition D25	The proposed process for the management of accumulated water (i.e. diversion to SSD10438 for treatment and discharge) has not been documented in the CEMP or Soil and Water Procedure	**Recommendation:** Review and update the CFEMP and/or Soil and Water Procedure to document the proposed process for the management of accumulated water (i.e. diversion to SSD10438 for treatment and discharge). **Timing**: To be verified during IA3 **Status**: **OPEN**

CFEMP Section 12.1	A Non-Compliance raised by DPHI in relation to a concrete pour overrun was used as an example here (Refer Condition D3). A formal NCR was not raised in the JHG system, and associated actions were not raised after the NCR was identified.	**Recommendation:** JHG should consider raising a formal NCR in their management system to document the Non-compliance with Condition D3, raise and implement appropriate actions to reduce the risk of a recurrence. **Timing:** To be verified during IA3 **Status**: **OPEN**

3.6 Previous Audit Actions

The status of actions resulting from Non-compliances identified in the previous audit report (IA1) have been addressed in **Table 8** below:

Table 8: Status of Non-Compliances from Previous IEA

ID	Summary of Non-Compliance	Recommendation, Timing & Status
SSD 10438 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).*	N/A **CLOSED**

The status of actions resulting from Observations identified in the previous audit report (IA1) have been addressed in **Table 9** below:

Table 9: Status of Observations from Previous IEA

ID	Summary of Observation	Recommendation, Timing & Status

SSD 10437 Condition C9	There was no evidence provided to confirm that Sydney Metro do not require a Pre-Construction Dilapidation Report for the station box. JHG stated "*Vibration monitor installed on the Southern station box in lieu of pre-construction dilapidation report*".	**Recommendation**: Provide written evidence to confirm that Sydney Metro do not require a Pre-Construction Dilapidation Report for the station box. **Timing**: In the Proponent's Response to IA1, the WL Developer notes that "*a Pre-Construction Dilapidation Report was not possible for the Sydney Metro station box as it was under construction prior to commencement and will continue during construction of the over station development*". **Status: CLOSED**
SSD 10437 Condition D20	Vibration criteria for attended vibration monitoring conducted during use of the vibratory roller at the Cauliflower Hotel and residences at 122-134 Wellington Street did not consider heritage status of these buildings, which are all listed as heritage items. The CNVMP also does not identify heritage structures within the vicinity of the site, nor identify appropriate vibration criteria.	**Recommendation:** Review and updated the CNVMP to identify all heritage structures within the vicinity of the site and identify appropriate vibration criteria for these structures. **Timing**: The CNVMP with updated vibration criteria for heritage structures was sighted. The CNVMP had been submitted to DPHI for approval (along with other updates for proposed amendments to construction hours). **Status**: **CLOSED**
CEMP Section 5.4.2 Wastewater	There was some uncertainty around the discharge procedure for wastewater during the audit across the site team.	**Recommendation**: To ensure the ongoing compliant discharge of water from the site, it is recommended that the JHG Environmental Team prepare and distribute a communication regarding water discharge permit requirements. **Timing**: Refer to Section 3.5 of this audit report and Observation raised for SSD 10437 Condition D25. **Status: OPEN**

3.7 Penalty Notices

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

3.8 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.

3.9 Complaints

Three complaints were received from residents on Wellington Street during the audit period. Two complaints were received in relation to an out of hours concrete overrun, one on 18 January 2024 and one complaint was received about a potential concrete overrun on 24 January 2024, which never eventuated.

WLD prepared and issued a letter to DPHI in relation to the concrete overrun on 18 January 2024, providing an explanation of the circumstances around which the out of hours work (OOHW) occurred. WLD classified the OOHW as an emergency to prevent environmental harm. In response DPHI issued a Warning Letter, dated 14/2/2024 for a breach of Condition D3. The breach was in relation to the concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024, alleging the works constituted emergency works. Two complaints were received in relation to the OOHW. No formal action was taken by the DPHI.

It is understood that WLD are seeking a modification to the planning approval to allow for works to extend beyond the current approved construction hours under certain circumstances, which may include some concrete pours.

Adequate detail was provided in the Complaints Register re investigation conducted after the complaints were received.

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.

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

3.10 Incidents

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

4. Audit Findings - Discussion

4.1 Review of Adequacy of Management Plans

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

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

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 4.2.

4.2 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.

The only non-compliance identified in the Audit Table was self-reported by the developer to DPHI during the audit period. Observations raised during the audit were predominantly in relation to low-risk environmental management issues.

The management of noise, vibration and out of hours work were the most significant environmental risks requiring management during the audit period. These risks were being controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including required documentation and records.

Previous environmental risks related to archaeology, contamination (asbestos and acid sulfate soils) and erosion and sediment control, had reduced since the last audit, with formwork for the base slab under construction at the time of IA2.

Observations raised during the audit are documented in Section 3.5, the Independent Audit Table, **Appendix A**, and photos of the site are included **Appendix C**.

4.3 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, stabilised site access, 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).

4.4 Key Strengths

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

APPENDICES

Appendix A. Audit Table

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent	• Refer the findings from this audit • Interview with Auditees	At the time of IA2 piling works were complete with Form Reo Pour (FRP) for raft slabs also complete. Continued FRP works for lower-level lobby and substation. Building 4 Structure Slabs poured to Level 6 with ongoing stripping from Level 3 and above. Service rough in had begun for Level 1 and 2. Service installation works along Botany Rd footpath were ongoing. No material harm is known to have occurred to date.	**Compliant**
TERMS OF CONSENT				
A2	The development may only be carried out: a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS and RtS; d) in accordance with the management and mitigation measures; e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent) (refer to consent for list of drawings)	• EIS/RtS: Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA | Planning Portal - Department of Planning and Environment (nsw.gov.au) • Interview with Auditees	Refer the findings from this audit	**Compliant**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	• Interview with Auditees	The Planning Secretary has not made any written directions.	**Not triggered**
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition **Error! Reference source not found.**. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition **Error! Reference source not found.**, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	• Interview with Auditees	No inconsistencies have been identified between this condition of consent and any planning documents.	**Not triggered**
LIMITS ON CONSENT				
A5	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced	Noted	N/A	**Not triggered**
A6	This consent does not approve the following: a) the detailed fit-out and operation of retail premises and gymnasium b) the detailed fitout and use of the Makerspace on the ground floor of the student housing tower c) the installation of signage other than the approved “Iglu” building identification signage	Noted	N/A	**Not triggered**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).			
PRESCRIBED CONDITIONS				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	None	As per the findings of this audit	**Compliant**
PLANNING SECRETARY AS MODERATOR				
A8	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.	• Interview with Auditees	No disputes are known to have arisen between the Applicant and a public authority during the project.	**Not triggered**
LEGAL NOTICES				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	• Interview with Auditees	No legal advice or notices are known to have been served during the project.	**Not triggered**
EVIDENCE OF CONSULTATION				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how	• Interview with Auditees • The findings from this audit relevant to consultation	Consultation has occurred as required. No consultation with a third party is known to have been required during the audit period. As per the findings of this audit related to consultation.	**Compliant**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	the Applicant has addressed the matters not resolved.			
STRUCTURAL ADEQUACY				
A11	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. *Notes:* • *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.* • *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*	• WMQ Southern CC1 Piling, Retaining Wall and Inground Services • WMQ Southern CC2 Load Bearing Structure	Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. **NB**: *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.*	**Not triggered**
OPERATION OF PLANT AND EQUIPMENT				
A12	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	• Interview with Auditees • Calibration Certificate_7745, Geophone, 29/3/2023 • Calibration Certificate_7839, Geophone, 28/4/2023	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 as required. Vibration monitoring also being undertaken. Calibration certificates provided as evidence.	**Compliant**
APPLICABILITY OF GUIDELINES				
A13	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	**Not triggered**
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent,	• None	N/A	**Not triggered**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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.			
MONITORING AND ENVIRONMENTAL AUDITS				
A15	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. ***Note**: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	• None	See conditions related to monitoring in Part D.	**Compliant**
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A16	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	• Interview with Auditees	There have been no incidents requiring notification to the Department during the audit period.	**Not triggered**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A17	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	• Interview with Auditees	As per A16	**Not triggered**
NON-COMPLIANCE NOTIFICATION				
A18	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.	• DPHI Warning Letter SSD 10437, dated 14/2/2024 • WLD Email to DPHI, dated 24/1/2024 – Notification • Interview with Auditees	DPHI issued a warning letter on 14/2/2024 for Non-compliance with Condition D3 of SSD 10437. The breach was in relation to a concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024. Refer D3 for more information.	**Compliant**
A19	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.	• DPHI Warning Letter SSD 10437, dated 14/2/2024 • WLD Email to DPHI, dated 24/1/2024 - Notification • Interview with Auditees	As per A18. It is noted that not all required details were included in the notification, but WLD were uncertain whether a NC had occurred at the time, which was later confirmed by DPHI in a Warning Letter, dated 14/2/2024.	**Not triggered**
A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• Noted	N/A	**Not triggered**
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A21	Within three months of: a) the submission of a compliance report under this consent; b) the submission of an incident report under this consent; c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or	• Interview with Auditees • Southern Precinct SSD 10437 CNVMP RevJ, 6/12/2023	The CNVMP was revised (RevJ, dated 6/12/2023) to incorporate the Southern Precinct MOD3, which includes the inclusion of proposed Out of Hours Works. MOD3 remained under assessment with the Department at the time of IA2.	**Compliant**

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	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.		There have been no revisions to other Strategies, Plans or Programs within the audit period.	
A22	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. ***Note:*** *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*	• Interview with Auditees • Southern Precinct CNVMP RevJ, 6/12/2023	As per A21.	**Compliant**
COMPLIANCE REPORTING				
A23	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).	• DPE Compliance Reporting Post Approval Requirements-2020	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).	**Not triggered**
A24	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.			
A25	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.			

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A26	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.			
INDEPENDENT ENVIRONMENTAL AUDIT				
A27	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	• DPE Independent Audit Post Approval Requirements, 2020 • This audit (IA2 SSD 10437, dated 5/3/2024) • IA1 SSD 10437, dated 18/10/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023	The IAPARs require the initial Independent Audit to be conducted within 12 weeks of construction commencement, and subsequent audits to be undertaken every 26 weeks. Construction commencement for SSD 10437 was notified as 12/4/2023. The site inspection for the Initial Audit was undertaken on 18/10/2023, more than 12 weeks after construction commencement and was raised as a Non-Compliance in IA1. The site inspection for IA2 was undertaken on 5/3/2024, within 26 weeks of the site inspection for the Initial Audit (18/10/2023); compliant with IAPAR audit timeframes. This audit (IA2 SSD 10437, dated 5/3/2024) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).	**Compliant**
A28	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	• Appointment of Experts_31012024_105017 DPHI letter to WLD titled Waterloo	DPHI has approved Josephine Heltborg as the Lead Auditor for the SSD 10437	**Compliant**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		Metro Quarter, Southern Precinct – SSD 10437, Independent Auditor Approval Request, dated 31/1/24	project (for the duration of the Construction phase).	
A29	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.	• Interview with Auditees	No such request has been received from the Planning Secretary.	**Not triggered**
A30	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a) review and respond to each Independent Audit Report prepared under this consent; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	• This audit (IA2 SSD 10437, dated 5/3/2024) • IA1 SSD 10437, dated 18/10/2023 • Proponent's Response to IA1 Audit Findings SSD10437, dated 13/12/2023 • A30_Post Approval Form_20231214043234.pdf • Documents - Waterloo Integrated Station Development (wisd.com.au)	This audit (IA2 SSD 10437, dated 5/3/2024) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020. WLD reviewed and responded to the Initial Independent Audit (IA1) in a letter to the Department dated 13/12/2023. The Proponent's Response was submitted to the Department with the IA1 Audit Report on 14/12/2023. The IA1 Audit Report and Proponent's Response was available on the project website at the time of IA2.	**Compliant**
A31	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.	• This audit (IA2 SSD 10437, dated 5/3/2024) • IA1 SSD 10437, dated 18/10/2023 • Proponent's Response to IA1 Audit Findings SSD10437, dated 13/12/2023 • A30_Post Approval Form_20231214043234.pdf	The Proponent's Response was submitted to the Department with the IA1 Audit Report on 14/12/2023. The IA1 site inspection was conducted on 18/10/2023. DPHI Submission was within the 2 month period as required.	**Compliant**

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A32	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	• Interview with Auditees	No such request has been received from the Planning Secretary.	**Not triggered**
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE				
DEVELOPER CONTRIBUTIONS				
B1	Prior to the issue of any Construction Certificate, a monetary contribution pursuant to the provisions of City of Sydney Section 7.11 Contributions Plan 2015 must be paid to Council. The City of Sydney Council should be contacted for calculation of required contributions.	• Noted	NA	**Not triggered**
LONG SERVICE LEVY				
B2	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 https://www.longservice.nsw.gov.au/bci/levy/about-the-levy.	• Noted	NA	**Not triggered**
DESIGN EXCELLENCE AND INTEGRITY				
B3	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.	• B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 • Interview with Auditees	Engagement letter from Bates Smart Architects sighted.	**Compliant**

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B4	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	**Not triggered**
B5	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	**Not triggered**
B6	The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.	• B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 • Interview with Auditees	There have been no known changes to the design team.	**Compliant**
B7	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.	• B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 • Interview with Auditees	Bates Smart Architects are engaged to undertake and satisfy Conditions B3 & B6-B9. Letter dated 15/8/2023 confirms that for CC2 there are no proposed modifications to the approved SSD-10437 and that condition B7 and hence B8 have been met. There have been no proposed modifications to the approved architectural drawings.	**Not triggered**
B8	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).	• B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 • Interview with Auditees	As per Condition B7. There have been no proposed modifications to the approved architectural drawings.	**Not triggered**
INTEGRATION WITH APPROVED METRO STATION BOX				
B9	Should any changes be made to the Metro Station box, including any changes to massing, facade detailing or internal arrangements and services that could affect physical or visual integration with the Southern Precinct	• B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 • Interview with Auditees	Letter of engagement CC2 from Bates Smart Architects sighted. The letter confirms Bates Smart Architects have been engaged by WL Developer Pty Ltd	**Not triggered**

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	development, the Design Team must advise of any amendments to the design of the Southern Precinct development to ensure appropriate integration of the two developments. The Applicant must consult with the DRP as necessary, and lodge a section 4.55 modification application as necessary.		(the applicant) as the architectural design team for the Southern Precinct SSD-10437 Buildings 3 and 4. Bates Smart are not aware of any changes to the Metro Station box which would impact CC2.	
MATERIALS AND FINISHES				
B10	Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the Planning Secretary. The details must include: a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application. b) confirmation of the process and methods in arriving at the final choice for all materials and finishes c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary. The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.	• Noted	NA	**Not triggered**
B11	Prior to the issue of the relevant construction certificate for the Student Housing Tower, the Applicant shall submit to the satisfaction of the Planning Secretary, further details on the selection of glazing and sun shading for the Student Housing Tower, including thermal qualities of glazing, level of tint darkness within glazing and any adjustments necessary to dimensions and placement of sun shading devices.	• Noted	NA	**Not triggered**

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	The Applicant must seek the advice of the DRP and provide evidence on how the DRP's advice have been addressed before seeking's the Planning Secretary's approval on the selection.			
LANDSCAPING				
B12	Prior to the issue of the relevant Construction Certificate, the Applicant must prepare detailed Landscape Plans, to the satisfaction of the Certifier. The plans must be consistent with the Landscape Plans approved and: a) detail the location, species, maturity and height at maturity of plants to be planted on-site; b) demonstrate soil depth and volumes to support the proposed plantings consistent with the requirements of the ADG and City of Sydney Landscape Code Volume 2; c) demonstrate soil depths for the Level 3 terrace of the student housing tower are maintained at minimum 200mm to 400mm at the edges of garden beds rather than tapered to zero, d) demonstrate adequate drainage and watering systems for the planters, e) include details of plant maintenance and watering for the first 12 months and f) commit to replace plants with the same species should any plant loss occur within the maintenance period	• Noted	NA	**Not triggered**
SOLAR PANEL ZONE ON BUILDING 3				
B13	Prior to the issue of the relevant Construction Certificate, amendments to Construction Certificate drawings in relation to the Building 3 (student housing	• Noted	NA	**Not triggered**

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	tower) solar panel zones, as shown in Attachment A, pages 4 to 8 within the Response to Additional Information dated 7 June 2021 must be incorporated to the satisfaction of the Certifier. The details must include: a) (maximum height of any solar panel to be 1m b) maximum height of any solar panel within the setback zones below to be 500mm c) northern setback for 1m high solar panel zone of 0.7m from the building edge d) southern setback for 1m high solar panel zone of 1m from the building edge e) eastern setback for 1m high solar panel zone of 0.7m from the building edge			
MAXIMUM BUILDING HEIGHT				
B14	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the maximum height of the building does not exceed RL 93.95m AHD, including plant and lift overruns, communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like.	• Noted	NA	**Not triggered**
GROSS FLOOR AREA CERTIFICATION				
B15	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 18,789m2 Note: The GFA approved under this consent excludes any GFA attributed to development approved under the Sydney Metro City and Southwest station works (CSSI 7400).	• Noted	NA	**Not triggered**

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STRUCTURAL DETAILS				
B16	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 practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.	• WMQ Southern CC1 Piling, Retaining Wall and Inground Services • WMQ Southern CC2 Load Bearing Structure	Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. **NB**: *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.*	**Not triggered**
FIRE AND RESCUE CONSULTATION				
B17	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	**Not triggered**
EXTERNAL WALLS AND CLADDING				
B18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	• Noted	NA	**Not triggered**
B19	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation to the Planning Secretary for information.	• Noted	NA	**Not triggered**
ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES				

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B20	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 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.	• Noted	NA	**Not triggered**
MECHANICAL VENTILATION				
B21	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	• Noted	NA	**Not triggered**
B22	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	**Not triggered**
REFLECTIVITY				
B23	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report/documentation demonstrating the visible light reflectivity from building materials used on the facades of any buildings or structures shall not exceed 20 per cent so as to minimise glare.	• Noted	NA	**Not triggered**
SITE STABILITY AND CONSTRUCTION WORK				
B24	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	• WSP Geotechnical statement, Letter RE: Waterloo Metro Quarter -	WSP Australia Pty Ltd (WSP) was engaged as the NER geotechnical engineer for the SSD 10437 project. WSP	**Compliant**

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	qualified and experienced professional engineer/s, which includes the following details: 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 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, as a result of the works and any associated vibration c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work 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.	Southern Precinct SSD 10437, dated 1/5/2023 • RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 | CC1 – SSDA10437, dated 16/5/2023 • Interview with Auditees	provided a Geotechnical statement, dated 1/5/2023 certifying the "*WSP Geotechnical Interpretive Report, ref: WMQSITE-WSP-ANZ-GT-RPT-0001[G*]" (not sighted during the audit) "*meets the requirements of condition B.24 (a) as described below.* *The report adequately informs the design analysis of a suitable retention system and building foundations regarding consent condition B.24(a)".* (b) RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 | CC1 – SSDA10437, dated 16/5/2023 states Robert Bird Group (RBG) was engaged to carry out structural design on the project including for piling, in-ground works and retaining walls for CC1-SSD 10437. The structural design was verified by a competent engineer who was involved in the original design. RBG provided a Structural statement, dated 16/5/2023 confirming the design was in conformance of the design with Australian Standards and Codes relevant to the structural component, as referenced in the National Construction Code, and accepted engineering principles (as listed in the statement). The letter also states that RBG have designed the relevant structural components of the adopted foundation system based on consultation with the Project Geotechnical Engineer and building contractor. Construction of	

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			the foundation system will be based on the RBG structural documentation (in accordance with Condition B24). (c) The WSP letter also states "*With regards to condition B24 of SSD 10437 John Holland has confirmed the following: During works all adjoining land will be adequately supported to ensure compliance with Condition B24 item (c)".* Additional evidence provided by JHG states: "*Continuous vibration monitoring set up for the church and station box during vibration generating activities, no exceedances of vibration levels reported as a result of construction. Ongoing survey monitoring is being undertaken for the church*". *(d)* The WSP letter also states "*Condition B24 (d) is redundant as there is no need to obtain the approval for ground anchors and alike as the design does not require the use of such".*	
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
B25	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 Southern Precinct.	• Noted	NA	**Not triggered**

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ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B26	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	**Not triggered**
B27	The Applicant shall demonstrate that Ecologically Sustainable Development is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	• Noted	NA	**Not triggered**
BASIX				
B28	Prior to the issue of the relevant Construction Certificate, the BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans. The development must be implemented, and all BASIX commitments thereafter maintained in accordance with the BASIX Certificate and an updated certificate issued if amendments are made.	• Noted	NA	**Not triggered**
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS				
B29	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating: a) All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under	• Noted	NA	**Not triggered**

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	the Water Efficiency and Labelling Scheme (WELS). 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). 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). d) Systems must include "smart controls" to reduce unnecessary flushing. Continuous flushing systems are not approved.			
MECHANICAL PLANT NOISE MITIGATION				
B30	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	**Not triggered**
ADAPTABLE HOUSING				
B31	Prior to the issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed to accommodate a minimum of 12 adaptable residential apartments and that the requirements are referenced on the relevant	• Noted	NA	**Not triggered**

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	Construction Certificate drawings. In addition, information shall be provided confirming (a) the required number of apartments are able to be adapted for people with a disability in accordance with the BCA; and (b) compliance with Australian Standard AS2499 – Adaptable Housing			
SYDNEY WATER ASSETS				
B32	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, stormwater drains and/or easements, and if any further requirements need to be met. ***Note:*** *Sydney Water's Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm*	• RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 | CC1 – SSDA10437, dated 16/5/2023 • Interview with Auditees	RBG Structural statement, dated 16/5/2023 states "*RBG have assessed the structural design to ensure compliance with the Sydney Water Technical Guidelines – Building over and adjacent to pipe assets (SW269 08/21)*". The installation of such work had not commenced at the time of the audit.	**Not triggered**
LOADING AND UNLOADING AREAS AND BICYCLE ACCESS				
B33	All loading and unloading operations associated with servicing the site must be carried out within the signposted loading spaces at all times and must not obstruct other properties/units or the public way.	• Noted	NA	**Not triggered**
B34	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	**Not triggered**

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VEHICLE ACCESS DESIGN				
B35	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: a) all vehicles should enter and leave the subject site in a forward direction; b) all vehicles are to be wholly contained on site before being required to stop, 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; d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas; e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject An allocation of 155 on-site car parking spaces as follows:	• Noted	NA	**Not triggered**
BICYCLE PARKING AND FACILITIES				
B36	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:	• Noted	NA	**Not triggered**

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	a) a minimum of 87 student accommodation bike storage spaces b) a minimum of 70 social housing bike storage spaces c) a minimum of 7 social housing visitor bike storage spaces			
B37	The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.	• Noted	NA	**Not triggered**
FREIGHT AND SERVICING MANAGEMENT PLAN				
B38	Prior to the issue of the relevant Occupation Certificate the Applicant shall update the Freight and Servicing Management Plan in consultation with TfNSW and submit a final copy to TfNSW for endorsement. The Plan shall ensure that potential traffic and safety impacts associated with the loading dock operations are mitigated. The Plan shall specify, but not be limited to, the following: (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; (b) details of freight and servicing facilities that may be required either within the subject site or other sites in the immediate vicinity which adequately accommodate the forecast demand of the development (including long dwell time service vehicles) so as to not rely on the kerbside restrictions to conduct the development's business; and	• Noted	NA	**Not triggered**

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	(c) 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.			
B39	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	**Not triggered**
ROAD SAFETY AUDIT				
B40	Prior to the issue of the relevant Construction Certificate, the Applicant shall undertake a Stage 2 (Concept Plan) Road Safety Audit for the Cope Street Plaza shared zone and proposed access arrangements to the loading dock in accordance with Austroad Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the Applicant shall review the design drawings and implement safety measures in consultation with TfNSW as required.	• Noted	NA	**Not triggered**
STORMWATER MANAGEMENT SYSTEM				
B41	Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development at the	• Noted	NA	**Not triggered**

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	Southern Precinct and submit it to the satisfaction of the Certifier and Council's Public Domain Unit. The system must: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.			
FLOOD EMERGENCY MANAGEMENT PLAN				
B42	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 in place.	• Noted	NA	**Not triggered**
DETAILED PUBLIC ART PLAN				
B43	Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a Detailed Public Art Plan. The Plan must include: a) provisions to coordinate with the Sydney Metro Public Art Strategy. b) evidence of consultation with the City of Sydney's Public Art Team and City of Sydney	• John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023 • Waterloo Metro Quarter Detailed Public Art Plan, prepared by Tess Allas, Sebastian Goldspink and Ailen Sage Architects, undated	Construction commencement for SSD 10437 was notified as 12/4/2023. The Detailed Public Art Plan was sighted during the audit. The Detailed Public Art Plan was submitted to the Planning Secretary on	**Compliant**

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	Public Art Advisory Panel, including consultation on the final selection of artist. c) details on how artists, including First Nation's artists, will be invited to submit Expressions of Interest proposals for the identified public art opportunities.	• Letter from DPE RE: Detailed Public Art Plan under Condition V43, dated 30/8/2023	31/5/2023, within six months of commencement of works (31/3/2023). DPE issued a request for additional information on 21/6/2023. DPE's letter confirms the Detailed Public Art Plan "*has been prepared in consultation with parties required to be consulted with; and contains the information required by the conditions of approval*".	
B44	The installation of all public art within the Public Art Plan required by this consent shall occur prior to the issue of the final Occupation Certificate.	• Noted	NA	**Not triggered**
HERITAGE INTERPRETATION				
B45	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.	• Waterloo Metro Quarter Over Station Development Heritage Interpretation Plan, Urbis, August 2023 • DPE Letter RE: Heritage Interpretation Plan - Condition B45, dated 5/9/2023 • Email from Urbis to City of Sydney Council RE: HIP, dated 25/8/2023	Construction commencement for SSD 10437 was notified as 12/4/2023. The Heritage Interpretation Plan (HIP) was sighted during the audit. The HIP was submitted to the Planning Secretary on 28/8/2023, within six months of commencement of works (31/3/2023). DPE issued a letter approving the HIP on 5/9/2023 "*The Department has carefully reviewed the document and is satisfied that it meets the requirements of Condition B45. Accordingly, as nominee of the Planning Secretary, I approve the Heritage Interpretation Plan (Revision 4, dated August 2023, prepared by Urbis)*". Section 5.5 of the HIP outlines stakeholder engagement conducted for	**Compliant**

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			the HIP and includes details of consultation with City of Sydney Council on 24/8/2023. An email was also sighted inviting Council to comment on the HIP on 25/8/2023.	
B46	The Heritage Interpretation Plan is to be implemented prior to the issue of the final occupation certificate.	• Noted	NA	**Not triggered**
FLOOD PLANNING LEVELS				
B47	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. The development must be constructed to comply with the recommended flood planning levels indicated in Table 4 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	**Not triggered**
STORMWATER QUALITY				
B48	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 *Stormwater Management Strategy and Flood Impact Assessment* dated 30 September 2020 prepared by WSP Engineers.	• Noted	NA	**Not triggered**
PUBLIC DOMAIN DESIGN				
B49	Prior to the issue of the relevant construction certificate, the Applicant must submit to Council detailed public domain design plans for infrastructure and landscaping	• Interview with Auditees	The public domain design had not been finalised at the time of the audit; public domain works had not commenced.	**Not triggered**

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	on Council's public domain area in accordance with the Public Domain Manual and Council's Sydney Street Code. The design must include (where relevant) all existing and proposed paving materials, locations of street trees, site furniture, light poles, signage and other public domain elements. A copy of Council's endorsed detailed public domain design plans must be provided to the certifying authority for information.			
PUBLIC DOMAIN WORKS AND DAMAGE BOND				
B50	Prior to commencement of any works within Council's public domain area, the Applicant is to meet the following Council's requirements: 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). The Council's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee. 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-	• B49_Southern Public Domain Damage Bond (receipt), Bond No. 2667339, dated 8/2/2023 • B49_Southern Public Domain Works Bond (receipt), Bond No. 2667338, dated 8/2/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023 • Interview with Auditees	Public domain works had not commenced at the time of the audit. a) Auditees confirmed the public domain works bond has been provided to Council, and receipt was provided as evidence. b) Auditees confirmed the public domain damage bond has been provided to Council, and receipt was provided as evidence. c) Noted. McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 includes reference to the following: "*68. Southern Public Domain Damage Bond Receipt prepared by Allianz Insurance* *69. Southern Public Domain Damage Bond prepared by Allianz Insurance*	**Compliant**

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	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. 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 damage to the public domain in the vicinity of the site (Guarantee). 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. 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. Copy of any receipts of payment of Council's bonds and endorsed plans must be provided to the certifying authority for information.		*70. Southern Public Domain Works Bond Receipt prepared by Allianz Insurance* *71. Southern Public Domain Works Bond prepared by Allianz Insurance*" – sighted as evidence of submission to the Certifier.	

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
PART C	**PRIOR TO COMMENCEMENT OF WORKS**			
NOTIFICATION OF COMMENCEMENT				
C1	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	• C1 & C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023	Date notified of commencement of physical works is **12/4/2023**, as per John Holland letter to DPE, dated 31/3/2023, and submitted to DPE on 3/4/2023. Notification was within the 48 hours timeframe.	**Compliant**
C2	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.	• C1 & C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 10/8/2023 • Submission of Stage 2 Notification of Commencement) Post Approval Form_20230810045543, dated 10/8/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023	Notice of commencement letter is submitted to DPE for each stage of work. Date notified of initial commencement of physical works (CC1) is **12/4/2023**, as per John Holland letter to DPE, dated 31/3/2023, and submitted to DPE on 3/4/2023. Notification was within the 48 hours timeframe. Letter to DPE includes notification for the following stages: • Stage 1: Site establishment • Stage 2: Piling, Retention, In Ground Services & Tree Removal • Stage 3: Structure Works • Stage 4: Envelope • Stage 5: Services & Finishes • Stage 6: Public Domain Stage 2 (CC2) Notification of Commencement sighted, dated 10/8/2023 (Piling, Retention, In Ground	**Compliant**

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		• WMQ Southern CC2 Load Bearing Structure, 22/8/2023 • Interview with Auditees	Services), and submitted to DPE on 10/8/2023.	
ACCESS TO INFORMATION				
C3	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint;	• Project website: Home - Waterloo Integrated Station Development (wisd.com.au) • Interview with Auditees	a) (i) Link to Condition A2 Documents on website verified (ii) Each SSD approval sighted on the planning website provided (iii) Documents – CEMP & Sub-Plans available & current (iv) N/A – No performance reporting triggered (v) There is no requirement for reporting of monitoring results set out in the CEMP & Sub-Plans (vi) A summary of the stage of the development was on the website and current. (vii) 1800 number and project email address provided (viii) Complaints Register current and on website (ix) N/A – No audit reports prepared to date (x) N/A – No other matters known to be required by the Planning Secretary b) The website is updated monthly	**Compliant**

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	(viii) a complaints register, updated monthly; (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; (x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary. c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.		No other matters known to require upload to the project website.	
SURVEY CERTIFICATE				
C4	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 relationship of the set out building to property boundaries.	• Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023	Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023 sighted & states: "*I hereby certify that Condition C4, that the proposed buildings, based on architectural plans received (230119-Reference Point.dwg, WMQ-BLD3-AR-DRG-A03.002_cad 14 and WMQ-BLD4-AR-DRG-A03.002_cad 8), 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*". McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C4 prepared by Veris dated 7/2/2023 (Item 65) (evidence of submission to the Certifier).	**Compliant**

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PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES				
C5	Prior to the commencement of works, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy to the Certifier, Planning Secretary and Council; and 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.	• Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023 • Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023 • C5 & C9_ DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23 • John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023 • Interview with Auditees • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023 • John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023	a) JHG Letter to the Certifier, dated 9/3/2023 confirms a DBYD and survey was conducted showing no live services are affected and consultation with the relevant authorities is not required. NOC refers to "*Combined DBYD Enquiries as per DA Condition C5 prepared by DBYD*" (Item 37). b) Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted. C5 & C9 submission to the Planning Portal sighted, dated 29/1/2023. Condition C5 submission to Council sighted, dated 25/1/2023. Submission to DPE & Council was prior to commencement of works on 21/4/2023 in compliance with Condition C5. John Holland letter, dated 3/2/2023 sighted confirming that "*John Holland and all of John Holland's employees will ensure all street trees outside the site not approved for removal are retained and protected in accordance with AS4970 Protection of Trees on Development Sites*". McKenzie Notice of Commencement (NOC) refers to Demlakian Dilapidation Reports for Botany Road 18/8/20, Cope Street 18/8/20, Waterloo Congregational Church, 24/1/23 as per Conditions C5 &	**Compliant**

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			C9 (Items 7-13) (evidence of submission to the Certifier). c) there are no street trees known to require protection.	
UTILITIES AND SERVICES				
C6	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	• AN-21263 - Certified Design • AN-22074 - Certified Design • AN-22728 - Certified Design • CASE191252PW[3]_Stamped • CASE191252PW_ITP_Stamped • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • John Holland Letter regarding Condition C6 Utilities and Services, dated 9/3/2023 • Interview with Auditees • Construction Management Plan	Utility works to date includes watermain installation (Sydney Water) and HV installation (Ausgrid). Approved plans from Sydney Water and Ausgrid were sighted. The NOC refers to a Letter regarding DA Condition C6 prepared by John Holland dated 9/3/2023. The letter confirms "*there are no offsite utilities works associated with the development carried out under the Pre Commencement Scope of Works*".	**Compliant**
C7	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.	• Interview with Auditees • Construction Management Plan	Above ground works commenced in around November 2023. Refer C6 for evidence of advice from authorities.	**Compliant**
DIAL BEFORE YOU DIG SERVICE				
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.	• DBYD Job No 33207153 (18/1/23-18/4/23) • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023	No excavation is required, only archaeological investigation and piling. DBYD Plans sighted as evidence. JHG Letter to the Certifier, dated 9/3/2023 confirms a DBYD and survey was conducted showing no live services are	**Compliant**

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		• John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023	affected and consultation with the relevant authorities is not required. NOC refers to "*Combined DBYD Enquiries as per DA Condition C5 prepared by DBYD*" (Item 37), indicating satisfaction of the Certifier.	
PRE-CONSTRUCTION DILAPIDATION REPORTS				
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'. 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 of influence'. A copy of the report is to be forwarded to the Planning Secretary and each of the affected property owners.	• Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023 • Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023 • C5 & C9_ DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23 • John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023 • Interview with Auditees • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023	Dilapidation Reports of the Council/ Public Infrastructure and Waterloo Congregational Church sighted. C5 & C9 submission to the Planning Portal sighted, dated 29/1/2023. According to RBG (Structural Engineer) the scope has been defined as "*any structure within a radius equal to the depth of the basement excavation, in particular being:* Church, Council assets & public domain, and the new metro station box (however Metro to confirm if this is required to be included). Evidence of submission of the Dilap Report to the Church sighted, dated 17/10/2023. Includes Station Team pre-works inspection, dated 1/11/2021, OSD Team (SL Developer) pre-works inspection, dated 24/1/2023, & Station Team Post Works Inspection, dated 21/7/2023.	**Compliant**

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		• John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023 • RBG (Structural Engineer) Zone of Influence Confirmation, SSD Condition C9, dated 13/12/2022 • John Holland Email to J. Cho of the church providing dilap report, dated 17/10/23		
C10	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.	• Interview with Auditees	No access denied for undertaking a Pre-Construction Dilapidation Report.	**Not triggered**
C11	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 final Occupation Certificate being issued for public domain works or before the final Occupation Certificate is issued for the development, whichever is sooner.	• Interview with Auditees	No known damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like.	**Not triggered**
COMPLIANCE				
C12	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.	• Interview with Auditees • Project induction	JHB confirmation that conditions of consent form part of the documentation in subcontractor contracts (confidential) and in the project induction.	**Compliant**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
COMMUNITY COMMUNICATION STRATEGY				
C13	Prior to the commencement of works, the Applicant must either: 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 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: (i) identify people to be consulted during the design and construction phases; (ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (iv) set out procedures and mechanisms: • through which the community can discuss or provide feedback to the Applicant;	• Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022 • Interview with Auditees	a) The CCSI approved CCS was amended. The project was not responsible for Council consultation. b) N/A (see (a))	**Compliant**

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	• through which the Applicant will respond to enquiries or feedback from the community; and • 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.			
C14	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	• DPE Submission CCS: C13_Post Approval Form_20221122000625.pdf	Evidence of submission of the CCS to DPE sighted, dated 22/11/2022, more than one month prior to commencement of Construction on 12/4/2023.	**Compliant**
C15	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	• DPE Approval of CCS (Rev 5.1, 5/12/2022): C13_Approval of Plan Strategy or Study_13122022_013544, Letter dated 13/12/2022	DPE Letter of approval of the CCS sighted, dated 13/12/2022. Approval was prior to commencement of Construction on 12/4/2023.	**Compliant**
C16	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	• Waterloo Metro Quarter Complaint Register - February 2023 - September 2023 – Southern Precinct • Site inspection 18/10/2023 • Interview with Auditees Stakeholder & Communications Manager • Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022	Section 10.1 of the CCS sets out approvals and communication timeframes. The CCS has been uploaded to the Waterloo Metro Quarter (WMQ) website. Project contact details are displayed on the project hoarding as required. Letterbox notifications are available on the Sydney Metro website. A Stakeholder & Community Manager has been engaged. Weekly E-News is distributed via Consultation Manager & Monthly notification –via letterbox drop & uploaded to the Sydney Metro website. Covers ISD & OSD.	**Compliant**

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			The communication and complaints management process was discussed with the Stakeholder & 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. Three complaints were received from residents on Wellington Street during the audit period. Two complaints were received on 18/1/2024 in relation to a concrete overrun. One complaint was received on 24/1/2024, but works were complete prior to 6pm. Redwatch is a Waterloo Social Housing Group. Project representatives including Comms attend Redwatch meetings monthly. Comms also attends Ozharvest Outreach monthly. Quarterly information sessions are held at a local café. Community Day was held in February – Summer on the Green. OSD stand set-up. 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).	

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COMMUNITY CONSULTATIVE COMMITTEE				
C17	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 *Community Consultative Committee Guidelines: State Significant Projects*. 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. ***Notes:*** • *The CCC is an advisory committee only.* • *In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.*	• Interview with Auditees	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 10437 project.	**Not triggered**
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN				
C18	Prior to the commencement of any earthwork or construction, the Applicant shall: 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	• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 • DPE CEMP & Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023	a) N/A 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*	**Compliant**

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	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: (i) a description of the development; (ii) location of any proposed work zone(s); (iii) details of crane arrangements including location of any crane(s) and crane movement plan; (iv) haulage routes; (v) proposed construction hours; (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; (vii) construction vehicle access arrangements; (viii) construction program and construction methodology, including any construction staging; (ix) a detailed plan of any proposed hoarding and/or scaffolding; (x) measures to avoid construction worker vehicle movements within the precinct; (xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest; (xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services	• C18_Post Approval Form_20230201 234105, Basement Car Park Detailed Design SSDA - SSD-10438-PA-10, CPTMP TfNSW Submission, dated 1/2/2023 • TfNSW CPTMP Endorsement Letter, dated 14/2/2023 • Email correspondence between PTC (Traffic Engineer), TfNSW Customer Journey Planning (CJP) / SCO & JHG RE: Waterloo Metro OSD SSD 10437 & 10438 – Combined CPTMP for review and approval, dated 22/12/22-2/2/23 • Interview with Auditees • Interview with Stakeholder & Communications Manager	*raised during this consultation process have been discussed and incorporated into this construction stage CPTMP".* i) Section 4 & 5 ii) Section 8.11, 9.11 iii) Section 8.4.1.1, 9.4.1.1 iv) Section 8.10.2 & 9.10.2 v) Section 8.2.4 & 9.2.4 vi) Section 10.2 & 10.3 vii) Section 8.4 & 9.4 viii) Section 8.2.3 & 9.2 ix) Section 8.4.1.2 & 9.4.1.2 x) Sections 8 & 9 xi) Section 8.2.3 & 9.2.23 xii) Sections 8 & 9 xiii) Section 8.2.3 & 9.2.3 c) Evidence of CPTMP submission to SCO sighted, dated 1/2/2023 & Endorsement Letter, dated 14/2/2023. d) The Stakeholder & Comms Manager confirmed the 1800 number is provided via the project notification process and during doorknocking, drop card etc. TfNSW & CoS Council are all included on the weekly notification email, which includes the 1800 number. 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 various evidence in relation to Condition C18 including	

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	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 (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. c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement; 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 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		CPTMP (Item 4), Email correspondence with TfNSW, dated 14/2/23 (Item 43), Letter from JHG RE C18, dated 15/2/2023 (Item 48) & Submission to NSW DPE (Item 57) (evidence of submission to the Certifier). **NB**: *The CTPMP is combined for SSD 10347 & SSD 10438.*	
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C19	Prior to the commencement of any earthwork or construction, the Applicant shall:	• Waterloo OSD Project, Southern Precinct - Construction Framework	a) N/A	**Compliant**

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	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 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: (i) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase; (ii) describe all activities to be undertaken on the site during site establishment and construction of the development; (iii) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting; (iv) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; (v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;	Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023 • CFEMP Section 3 Compliance Matrix • DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 • C19_Post Approval Form_20230108 222356 CEMP Submission to DPE, dated 8/1/2023 (SSD-10437-PA-8) • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023	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 18 November 2022 (Item 38) (evidence of submission to the Certifier). The CFEMP, Reference PA-8 was submitted to the Department on 8/1/23, prior to the commencement of construction. The CFEMP Rev B, Reference PA-8 was approved by the Department on 18/5/23. The CFEMP addresses each part of Condition C19 in the following sections: i) Section 5.2.2 ii) Section 6.2 iii) Section 6 iv) Appendix 2 v) Section 8 vi) Section 7.3 vii) Section 11 viii) Section 8 ix) Section 9.3	

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	(vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; (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; (viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and (ix) include arrangements for community consultation and complaints handling procedures during construction.			
C20	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	• Interview with Auditees	Auditees confirmed there have been no inconsistencies between the consent and the CFEMP.	**Not triggered**
C21	The CFEMP and any associated Sub-Plans should be revised: a) at each key stage of the works; b) in response to future development consents; c) in response to major changes in site conditions or work methods; and d) in support of licence variations as necessary.	• Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023 • Southern Precinct SSD 10437 CNVMP RevJ, 6/12/2023 • Interview with Auditees	The CNVMP was revised (RevJ, dated 6/12/2023) to incorporate the Southern Precinct MOD3, which includes the inclusion of proposed Out of Hours Works. MOD3 remained under assessment with the Department at the time of IA2. No revisions to the CFEMP or other associated Sub-Plans have been triggered to date.	**Compliant**
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN				
C22	Prior to the commencement of any earthwork or construction, the Applicant shall:	• Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and	a) N/A b) CNVMP, RevH 28/4/2023 sighted.	**Compliant**

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	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 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: (i) identification of the specific activities that will be carried out and associated noise sources at the premises; (ii) identification of all potentially affected sensitive residential receiver locations (iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS (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 (v) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;	Vibration Management Plan (CNVMP), RevH 28/4/2023 • DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • C22_Post Approval Form_20230116 213655 (SSD-10437-PA-9) Construction Noise and Vibration Management Plan, dated 16/1/2023	The CNVMP was submitted to DPE on 16/1/2023, prior to construction commencement. The CNVMP RevH, Reference PA-9 was approved by the Department on 18/5/23. McKenzie Notice of Commencement (NOC) refers to CNVMP as per Consent Condition C22 prepared by John Holland dated 13 January 2023 (Item 39) (evidence of submission to the Certifier). i) Section 1 & 5.4 ii) Section 2.2 iii) Section 3, 3.2 & 3.3 iv) Section 4 v) Section 5 & 7 vi) Section 8 vii) Section 8, 8.4 & Appendix A viii) Section 8 ix) Section 5.2 x) Section 8.4, Appendix D xi) Section 8.7 xii) Section 8.4 xiii) Section 8.6 xiv) Section 6 & 8 xv) Section 8.8 xvi) Section 8.5	

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	(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; (vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction; (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; (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; (x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action; (xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan;			

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	(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; (xiii) measures to monitor noise performance and respond to complaints; (xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site; (xv) procedures to allow for regular professional acoustic input to construction activities and planning; and (xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).			
AIR QUALITY MANAGEMENT SUB-PLAN				
C23	Prior to the commencement of any earthwork or construction, the Applicant shall: 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 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:	• Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G Rev00, dated 9/3/2023 • DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • C23-C25_Post Approval Form_20230203 040251 (SSD-10437-PA-4), Air Quality Management Sub-Plan, dated 3/2/2023	a) N/A b) AQMP Rev00, dated 9/3/2023 sighted. McKenzie Notice of Commencement (NOC) refers to AQMP RevC as per DA Condition C23 prepared by JBS&G dated 3 February 2023 (Item 35) (evidence of submission to the Certifier). NOC also refers to DPE Submission of AQMP (Item 60). The AQMP was submitted to DPE for approval on 3/2/2023, prior to construction commencement. The AQMP Rev00, Reference PA-4 was approved by the Department on 18/5/23.	**Compliant**

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	(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); (ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour); (iii) mission statement; (iv) dust and VOCs/odour management strategies consisting of: • objectives and targets; • risk assessment; • suppression improvement plan. (v) monitoring requirements including assigning responsibility (for all employees and contractors); (vi) communication strategy; and (vii) system and performance review for continuous improvements.		i) Sections 2-7 ii) AQMP01, Appendix B iii) Section 1.3 iv) Section 5.3 & AQMP01, Appendix B v) Section 5.4 vi) AQMP07, Appendix B vii) AQMP08, Appendix B	
C24	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.	• Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G Rev00, dated 9/3/2023	Refer AQMP Section 5.3 & AQMP01, Appendix B.	**Compliant**
C25	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.	• Reactive Air Quality & Odour Management Plan (RAQOMP)	Refer AQMP AQMP04, Appendix B.	**Compliant**

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CONSTRUCTION WASTE MANAGEMENT SUB-PLAN				
C26	Prior to the commencement of any earthwork or construction, the Applicant shall: 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 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: (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"; (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; (iii) procedures for minimising the movement of waste material around the site and double handling; (iv) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour;	• Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), RevA, dated 17/1/2023 • DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • C26_Post Approval Form_20230202214737 (SSD-10437-PA-12) (CWMP Submission to DPE), dated 2/2/23	a) N/A b) CWMP Rev00, dated 17/1/2023 sighted. McKenzie Notice of Commencement (NOC) refers to CWMP prepared by John Holland dated 17 January 2023 (Item 41) Post Approval Form for Consent Condition C26 prepared by NSW DPE (Item 61) (evidence of submission to the Certifier). The CWMP was submitted to DPE on 2/2/23 prior to the commencement of construction. The CWMP Rev A, Reference PA-12 was approved by the Department on 18/5/23. i) Section 5.4.2 ii) Section 5.5.2 iii) Section 5.5.1, 5.5.2, 5.8, 5.9 iv) Section 5.4.2 v) Section 5.8 & 5.9 vi) Section 5.9 vii) Figure 4, Figure 5, Section 5.7 viii) Section 5.4.2	**Compliant**

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	(v) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (vi) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; (vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): • a traffic plan showing transport routes within the site; • 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 • the name and address of each licensed facility that will receive waste from the site (if appropriate).			
CONSTRUCTION PARKING				
C27	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.	• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • Letter from PTC (Traffic Engineer) RE: Condition C27 Construction Parking, SSD 10437 dated 24 March 2023	Letter from PTC (Traffic Engineer) confirms the CPTMP addresses Condition C27 of SSD 10437 and provides examples. The letter states "*If the requirements of the CPTMP are met by John Holland and all site personnel and contractors, it is expected that construction traffic associated with the development will not utilise on-street parking or public parking facilities*". McKenzie Notice of Commencement (NOC) refers to Letter regarding DA	**Compliant**

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			Condition C27 prepared by PTC dated 24 March 2023 (Item 49) (evidence of submission to the Certifier).	
BARRICADE PERMIT				
C28	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the *Roads Act 1993* 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.	• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • 01 Water Filled Barriers Botany Road - TA.2023.864 • 02 Layback Wellington Street - TA.2023.832 • 03 Layback Botany Road - TA.2023.960 • City of Sydney Temporary Works Approval TA/2023/864, dated 1/6/23 (Approval from 5/6/23-24/6/23) • City of Sydney Temporary Works Approval TA/2023/832, dated 14/6/23 (Approval from 19/6/23-17/1/23) • City of Sydney Temporary Works Approval TA/2023/960, dated 14/6/23 (Approval from 31/7/23-4/9/24 • 83 Botany Rd - Parking lane and footpath Night ROL 9/10/2023 • 83 Botany Rd - Parking lane and footpath Night ROL 10/9/2023	Barricade permits had been obtained for various construction activities including: • Water Filled Barriers Botany Road between Raglan St & Wellington St • Layback Wellington Street • Layback Botany Road City of Sydney Temporary Works Approvals sighted as evidence. Various ROLs were sighted as evidence of compliance with Condition C28 and related to temporary closure of parking lanes and the footpath at 83 Botany Road from Aug-Oct 2023.	**Compliant**

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HOARDING				
C29	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 *Roads Act 1993* 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: a) architectural, construction and structural details of the design as well as any proposed artwork b) structural certification prepared and signed by an appropriately qualified practising structural engineer.	• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • CoS Hoarding Permit Application No. B/2023/187, Approval Date 11/8/2023 (Approval from 21/8/23-29/4/24), Type B Hoarding, Botany Rd & Wellington Rd • CoS Hoarding Works Approval – B/2023/187, dated 18/8/23	Hoarding has been installed on the Botany Road and Wellington Road Frontages. An application under section 138 of the *Roads Act 1993* was made to City of Sydney Council to erect a B Class hoarding on a public road. McKenzie Notice of Commencement (NOC) refers to Letter regarding DA Condition C29 Hoarding prepared by John Holland dated 23 January 2023 (Item 30) (evidence of submission to the Certifier).	**Compliant**
C30	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.	• EA & Associates Inspection certificate – Class A Hoarding, 83 Botany Road Waterloo, dated 16/12/2023 • City of Sydney Council Hoarding & scaffolding inspection & certification, dated 16/12/2023 • Command Pacific Consulting Engineers, Inspection Certificate – various A & B-Class Hoardings, 83 Botany Road, dated 1/2/2024	Hoarding has been installed on the Botany Road and Wellington Road Frontages. A-Class hoarding was erected at 83 Botany Road and inspection certificates sighted, dated 16/12/2023. An inspection certificates for various A & B-Class Hoardings was sighted, dated 1/2/2024. Hoarding Permit Application and Works Approval from City of Sydney Council sighted.	**Compliant**
MECHANICAL VENTILATION				
C31	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	Noted	NA	**Not triggered**

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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.			
OUTDOOR LIGHTING				
C32	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Noted	NA	**Not triggered**
AIRSPACE PROTECTION				
C33	The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSYY-CA-146.	• C33_Controlled Activity Commencing YSYY-CA-146, dated 13/3/2023 • Interview with Auditees • Site inspection	Email to Airservices, dated 13/3/2023 advises that a controlled activity will be commencing on 20/3/2023. Controlled activity reference is YSYY-CA-146. Email was within 3 day timeframe as required by Condition C33.	**Compliant**
C34	Separate approval must be sought under the *Airports (Protection of Airspace) Regulations 1996* for any construction equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the *Airports (Protection of Airspace) Regulations*. Therefore, it is advisable that approval to operate construction	• C33_Controlled Activity Commencing YSYY-CA-146, dated 13/3/2023 • DITRDCA, Crane Operation Approval TC4, dated 12/5/2023 • DITRDCA, Crane Operation Approval TC5, dated 12/5/2023 • Interview with Auditees • Site inspection	Email to Airservices, dated 13/3/2023 notes that cranes will be erected later in the year, and approval will be sought in alignment with SSDA 10437 condition C34. Department of Infrastructure, Transport, Regional Development, Communication and the Arts, Decision under the *Airports (Protection of Airspace) Regulations 1996*, dated 12/5/2023 sighted. Approval	**Compliant**

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	equipment (i.e. cranes) be obtained prior to any commitment to construct.		for Crane Operation – Luffing Tower Crane (TC4). DITRDCA Decision under the *Airports (Protection of Airspace) Regulations 1996*, dated 12/5/2023 sighted. Approval for Crane Operation – Luffing Tower Crane (TC5).	
PUBLIC LIABILITY INSURANCE				
C35	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.	• Interview with Auditees • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • C35_Public and Products Liability Certificate Sydney Metro City Southwest, Exp 30/6/2024 • John Holland Email to M. Burge CoS Council RE Public and Products Liability Certificate TfNSW Sydney Metro City Southwest, dated 15/12/2023	Evidence provided from JHG states WLD is covered by Sydney Metro's Public and Products Liability Insurance. McKenzie Notice of Commencement (NOC) refers to Email Correspondence regarding Consent Condition C35 prepared McKenzie Group Consulting (NSW) dated 30 November 2022 (Item 15) & Email Correspondence Regarding DA Condition C35 Public Liability Insurance prepared by John Holland dated 15 December 2022 (Item 16) (evidence of submission to the Certifier). PL Insurance Certificate sighted, Exp 30/6/2024. Evidence of submission to Council, dated 15/12/2023 sighted (prior to commencement of construction).	**Compliant**
REMEDIATION – UNEXPECTED FINDS PROTOCOL				
C36	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	• Soil and Water Management Procedure (CEMP Appendix 5) • Interim Audit Advice Letter No.2 Review of UFP prepared by Ramboll dated, 11 January 2023	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	**Compliant**

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	protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • Interview with Auditees	unexpected finds of contaminated material are encountered during works. Interim Advice was received by Ramboll, dated 11/1/2023 and included the review and endorsement of the UFP by EPA accredited site auditor 1505 Tom Onus. McKenzie Notice of Commencement (NOC) SSD 10437, Item 33 Interim Advice, makes reference to the review and endorsement of the UFP, evidence of submission to the Certifier.	
REMEDIATION – SITE AUDITOR				
C37	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 *Contaminated Land Management Act 1997* has been appointed to independently review the implementation and validation of the remediation works.	• Interview with Auditees • Ramboll Interim Audit Advice Letter No.1 Auditor Engagement and Contamination Audit Process, dated 21/11/2022 • C37_Post Approval Form_20221122 001331 (SSD-10437-PA-5), Site Auditor Evidence of Engagement, dated 22/11/2022	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 *Contaminated Land Management Act 1997* (CLM Act) for the Waterloo Metro Quarter development located at 49 Botany Road, Waterloo ('the site'). Evidence of submission of auditor engagement to DPE sighted, dated 22/11/2022 (prior to the commencement of earthwork or remediation works).	**Compliant**
C38	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 *Contaminated Land Management Act 1997.*	• JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 • Interview with Auditees	The RAP does not identify required remediation for SSD 10437. The project is operating under the Unexpected Finds Protocol. RAP sighted, prepared by JBS&G. Materials not suitable to remain on site have been removed. Final Validation	**Compliant**

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			report pending assessment of future imported materials. Refer D27 for evidence of RAP implementation.	
REMEDIATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT				
C39	Upon completion of the remediation works and prior to the **completion of the structure** 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 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.	• Interview with Auditees • JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023	Remediation works were not yet complete at the time of the audit.	**Not triggered**
REMEDIATION – VALIDATION REPORT				
C40	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 *Contaminated Land Management Act 1997*.	• Interview with Auditees • JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023	Remediation works were not yet complete at the time of the audit.	**Not triggered**
PART D DURING CONSTRUCTION				
APPROVED PLANS TO BE ONSITE				
D1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at	• Site inspection	Approved plans were available on site.	**Compliant**

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	all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.			
SITE NOTICE				
D2	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: 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; b) the notice is to be durable and weatherproof and is to be displayed throughout the works period c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and 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.	• Site inspection	A Site Notice was displayed on the hoarding at the Botany Road access and was compliant with Condition D2.	**Compliant**
HOURS OF CONSTRUCTION				
D3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 7:30am and 3:30pm, Saturdays.	• CNVMP, Section 5.2.2 • CNVMP, RevJ, Section 1, 6/12/2023 • Interview with Auditees • Project Induction – DA hours included • Pre-Start – DA hours included	Approved construction hours are written into subcontractor contracts and included in project induction material. Condition D3 is enforced by JHG Supervisors during regular	**Non-Compliant**

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		• Site inspection • DPHI Warning Letter SSD 10437, dated 14/2/2024	communication with contractors and subcontractors. There have been no other instances of work outside of approved hours during the project, other than the concrete overrun on 18/1/2024. ***Non-Compliance (Self-Reported): On 14/2/2024 DPHI issued a Warning Letter for a breach of Condition D3. The breach was in relation to a concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024, alleging the works constituted emergency works. Two complaints were received in relation to the OOHW. No formal action was taken.*** At the time of IA2, an application for MOD3 was under assessment with the Department. MOD3 includes additional allowance for out of hours work (OOHW), beyond that allowed under SSD 10437 Conditions D5 and D6 (as set out in the CNVMP, RevJ, 6/12/2023), i.e.: • Extension of general construction works on Saturdays between 3:30pm to 6pm. Construction works to be limited to non-noise intensive works and equipment. • Materials deliveries, tower cranes, hoists operating: 7am to 10pm Mondays to Friday.	

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			• Concrete pours or finishing works may finish after 6pm and no later than 10pm Monday to Friday • Hoist maintenance and/or crane maintenance between 7am and 6pm on Sunday • Hoist and crane climbing or dismantling between 8am and 5pm on Sunday for a maximum of two Sundays over the duration of the project • Structures: 7am to 10pm Mondays to Saturdays • Façade work: standard hours only • Internal fit-out and services works: 24 hours once façade is installed, including the core hoist running for access	
D4	No work may be carried out on Sundays or public holidays.	• CNVMP, Section 5.2.2 • Interview with Auditees • Project Induction – DA hours included • Pre-Start – DA hours included • Notice displayed on the site hoarding (verified on site)	Approved construction hours are written into subcontractor contracts and included in project induction material. Condition D4 is enforced by JHG Supervisors during regular communication with contractors and subcontractors. There have been no instances of work outside of approved hours during the project under Condition D4.	**Compliant**
D5	Activities may be undertaken outside of these hours if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	• CNVMP, Section 5.2.2 • Interview with Auditees • WLD Complaints Register	On 18/1/2024 activities were undertaken outside of approved construction hours, with WLD stating the works were "*to prevent environmental harm. In undertaking the structure works, the rate*	**Compliant**

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	b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	• JHG email to DPE RE: Waterloo MQD - SSD 10437 - Condition D5, dated 16/8/2023	*at which concrete was being poured was reduced due to an observed minor release of concrete slurry through formwork that came into contact with the ground. Should the concrete pour have continued at the same rate and without intervention from the site team, there was a risk of further release of concrete and the potential for this to meet. The below ground water table. The reduced rate of pouring concrete caused the works to go past the approved construction hours, with the works concluding at approximately 6:50pm*". DPE subsequently declared a breach against Condition D3. It is unclear whether this was due to the circumstances not meeting the definition of an emergency as per Condition D5, or due to a lack of notification to potentially affected receivers (complaints were generated from the out of hours work). Refer Condition D3 for details.	
D6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	• Sydney Metro Notification – Waterloo Station, August 2023 – Wellington Street temporary road closure • CNVMP, Section 5.2.2 • WLD Complaints Register • Interview with Auditees	Out of hours works occurred on 18/1/2024 due to a concrete overrun to prevent environmental harm. The project received two complaints via the Community Information Line, at 6:11pm and 6:48pm on the date of the above. WLD confirms that both residents were contacted after the issue was logged. As the rate of pour was reduced in response to prevention of environmental harm, WLD stated there	**Not triggered**

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			was no opportunity to contact residents prior. There was no evidence provided to confirm notification of the emergency works was provided to residents. It is understood the residents were retrospectively provided respite. **<u>Observation:</u> The non-notification to residents of emergency works on 18/1/2024 would technically be considered a non-compliance with Condition D6. But, as the out of hours work was self-reported to DPE, and a breach already raised against Condition D3, another NC has not been raised against Condition D6 in this audit.**	
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to midday, Monday to Friday; b) 2 pm to 5pm Monday to Friday; and c) 9am to midday, Saturday.	• CNVMP, Section 5.2.2 • Interview with Auditees • Project induction • Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023	Sheet piling for the crane base was undertaken on the 24/10/2023 between 2:30 and 3:30pm. Vibration monitoring was conducted at the Cauliflower Hotel and terrace houses on Wellington Street. Results were compliant with adopted criteria. Criteria of 3.7mm/s had been adopted for the heritage structures. D7 requirements are documented in the site induction and enforced by JHG Supervisors.	**Compliant**
SAFEWORK REQUIREMENTS				
D8	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	• Site inspection • Interview with Auditees	Security guards are located at the main site entry. The access gate is locked and PIN code access is in place.	**Compliant**

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	conducted at all times in accordance with relevant SafeWork requirements.		A traffic controller is placed at vehicle access gates during working hours. Sign-on upon entry is required and was implemented during this inspection. CCTV and security guards are in place as part of the Integrated Station Development (ISD), with the OSD Team scheduled to assume responsibility in April 2024.	
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
D9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	• CFEMP, Section 12.1 & Appendix 6 • Interview with Auditees	No reportable incidents are known to have occurred during the audit period. No minor environmental incidents, e.g. spills have been reported within the audit period.	**Not triggered**
D10	Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Error! Reference source not found.**	• CFEMP, Section 12.1 & Appendix 6 • Interview with Auditees	Auditees confirmed no incidents triggering DPE notification have occurred.	**Not triggered**
NON-COMPLIANCE NOTIFICATION				
D11	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.	• CFEMP, Section 12.1 & Appendix 6 • DPHI Warning Letter SSD 10437, dated 14/2/2024 • WLD Email to DPHI, dated 24/1/2024 – Notification • Interview with Auditees	DPHI issued a warning letter on 14/2/2024 for Non-compliance with Condition D3 of SSD 10437. The breach was in relation to a concrete pour extending to 6:50pm on 18/1/2024, outside the approved hours of construction. The breach was self-notified by WLD on 24/1/2024. Refer D3 for more information.	**Compliant**

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D12	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.	• CFEMP, Section 12.1 & Appendix 6 • DPHI Warning Letter SSD 10437, dated 14/2/2024 • WLD Email to DPHI, dated 24/1/2024 - Notification • Interview with Auditees	As per D11. It is noted that not all required details were included in the notification, but WLD were uncertain whether a NC had occurred at the time, which was later confirmed by DPHI in a Warning Letter, dated 14/2/2024.	**Not triggered**
D13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• CFEMP, Section 12.1 & Appendix 6 • Interview with Auditees	Noted	**Not triggered**
IMPLEMENTATION OF MANAGEMENT PLANS				
D14	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 Waste Management Plan required by Part B of this consent are implemented during construction.	• Refer CEMP & Sub-plan checklist	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.	**Compliant**
CONSTRUCTION NOISE LIMITS				
D15	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.	• Waterloo Metro Quarter Over Station Development – Southern Construction Noise and Vibration Management Plan (CNVMP), RevH 22/5/2023 • Site Hive noise data summary July-Oct 2023 • JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Nov 2023 – Feb 2024 – WSD Attended Noise Monitoring	Mitigation measures in place at the site include: • Hoarding around the site boundary • Site Hive for unattended monitoring in place • Attended noise monitoring is conducted monthly, in the event of a complaint, and for any new noise generating activity. There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. A summary of Site Hive noise	**Compliant**

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			data was provided as evidence for the period Nov 2023 – Feb 2024 and showed no exceedances. JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Nov 2023-present (5/3/24) sighted. Attended noise monitoring was conducted for new activities, e.g. Concrete pour at 130-136 Wellington Street on 8 & 12/2/2024. WLD advised noise blankets have been erected during concrete pours on Wellington Street to reduce noise and visual impacts to sensitive residents on Wellington Street. Photo sighted.	
D16	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.	• CNVMP, Section 8.5 • Pre-Start Meeting Record, 8/3/2024 • Interview with Auditees • Interview with Site Manager	Condition D16 is addressed in the CNVMP, Section 8.5. JHG confirmed, communication of Condition D16 requirements is via site inductions. A Pre-Start meeting record was provided as evidence, dated 8/3/2024 and included instruction for the management and arrival of concrete trucks (updated pre-start copy to be provided), e.g. "*all deliveries as per the veyor bookings*". A laminated poster was also posted on site and displays the approved SSD working hours. JHG 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	**Compliant**

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			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.	
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	• CNVMP, Section 8.1.1 • Interview with Auditees • Pre-Start Meeting Record, 18/10/2023 • Pre plant acceptance checklists	Condition D17 is addressed in the CNVMP, Section 8.1.1 (reversing and warning alarms). A Pre-Start meeting record was provided as evidence, dated 18/10/2023 and pre-plant acceptance checklist includes requirement for "*non-tonal movement alarms to be fitted for all plant on site*".	**Compliant**
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	• CNVMP, Section 4.1 & 8.1.2 • Interview with Auditees • Project induction, sighted 18/10/2023 • JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Nov 2023-Feb 2024	Condition D18 is addressed in the CNVMP, Section 4.1. Noise mitigation measures have been implemented to limit noise impact to date by erecting noise blankets around the concrete hopper on Wellington Street. Formwork system has been modulised to reduce the amount of hammering etc. required for the build. Attended noise monitoring was conducted for new activities over the period and recorded in the JHG Environmental Monitoring Tracker. Activities where monitoring was conducted included piling, structure, demolition, and excavation. A snapshot of the tracker was provided for review during the audit. There were no exceedances of worst case predicted	**Compliant**

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			noise levels that could be attributed to the project during the audit period. Agreed respite times are documented in the site induction 9am-12pm (12-2pm respite), & 2-5pm.	
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* or exceed approved noise limits for the site.	• CNVMP, Section 8.6 • Interview with Auditees • Complaints Register • JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Nov 2023-Feb 2024	Condition D19 is addressed in the CNVMP, Section 8.6. There were three complaints received during the audit period, all of which were in relation to noise. Two of these complaints were in relation to a late concrete pour on 18/1/2024, and the other for an anticipated late pour which never eventuated on 24/1/2024. Adequate detail was provided in the Complaints Register re investigation conducted after the complaints were received. There have been no exceedances in attended or unattended noise monitoring conducted to date, as evidenced in the JHG Environmental Monitoring Tracker (data for Nov 2023-Feb 2024 reviewed).	**Compliant**
VIBRATION CRITERIA				
D20	Vibration caused by construction at any residence or structure outside the Site must be limited to: 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); b) for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise*	• CNVMP, Section 7.1 • Interview with Auditees • Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023Complaints Register • Complaints Register	Condition D20 is addressed in the CNVMP, Section 7.1. Continuous (unattended) vibration monitors have been placed in the church (south side) and the station box. Sheet piling for the crane base was undertaken on the 24/10/2023 between 2:30 and 3:30pm. Vibration monitoring	**Compliant**

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	Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time);		was conducted at the Cauliflower Hotel and terrace houses on Wellington Street. Results were compliant with adopted criteria. Criteria of 3.7mm/s had been adopted for the heritage structures. Site Hive data is managed by JHG (noise & dust only). An alert is issued via text message in the event of an exceedance in vibration criteria. Vibration criteria has been adopted as 5mm/s for the church (southern church wall is on the project boundary, and about 6m from the nearest pile). Vibration criteria has been adopted as 20mm/s for the Sydney Metro station box. Construction vibration criteria is set out in the NVMP, Section 4.2. There were three complaints received during the reporting period, none of which were in relation to vibration. damage, but did not include criteria for Post-IA1, the CNVMP was updated to RevJ to revise vibration criteria for heritage listed structures including the Cauliflower Hotel and residences at 122-134 Wellington Street. CNVMP RevJ was with DPHI for approval at the time of IA2, though the revised vibration criteria for heritage structures had already been adopted.	
D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless	• CNVMP, Section 8.2.2 • Interview with Auditees	Condition D21 is addressed in the CNVMP, Section 8.2.2 (long term	**Compliant**

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	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.	• Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023Complaints Register • Interview with Auditees	monitoring is recommended at the Waterloo Congregational Church during the use of the vibratory roller). There were no vibratory compactors or rollers in use during the audit period. A Vibratory Roller was previously used from 13/7/23 – 27/7/23 to construct the piling pad in the Southern precinct. Compliance with Condition D21 in relation to the vibratory roller was assessed in IA1.	
AIR QUALITY				
D22	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: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces	• Waterloo OSD Project Southern Air Quality Management Plan (AQMP), JBS&G Rev00, dated 9/3/2023 • AQMP, AQMP01 • Interview with Auditees • Site inspection	Controls as per Condition D22 are addressed in the AQMP, AQMP01. The project was compliant with Condition D22 during the site inspection. There were no stockpiles present on site, with the Ground Floor formwork underway, limiting the area of exposed surfaces on the site. There was no spoil load-out at the time of the inspection. Public roads in the vicinity of the site were clean, with a street sweeper available upon request.	**Compliant**
EROSION AND SEDIMENT CONTROL				
D23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction	• Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter	Required erosion and sediment controls have been set out in the Erosion and	**Compliant**

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	works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	OSD – Mainworks_Rev10, dated 1/3/2024 • Interview with Auditees • Site inspection	Sediment Control Plan (ESCP), prepared in accordance with the Blue Book. The ESCP sets out the location of controls including a stabilised site access, indicative stockpile location, sump and sediment fencing around the site boundary hoarding.	
DISPOSAL OF SEEPAGE AND STORMWATER				
D24	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 *Protection of the Environment Operations Act 1997*.	• Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev10, dated 1/3/2024 • Letter from EPA RE: SSD 10438 and SSD 10437 disposal of water, dated 15/12/2021 • Interview with Auditees • Site inspection	There is no known requirement to discharge water from the Southern Precinct site due to no bulk excavation, and a Dewatering Management Plan (DWMP) is not required. 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.	**Not triggered**
D25	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.	• Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev10, dated 1/3/2024 • Interview with Auditees • Site inspection	During IA1, surface water was predominantly being managed passively via absorption into the sandy substrate. During IA2, formwork had been laid, reducing the potential for rainwater to absorb into the soil. JHG advised water would be held in a sump and lift pit in the centre of the site, and pumped to the Water Treatment Plant (WTP) at SSD 10438 if required. **Observation: The proposed process for the management of accumulated water (i.e. diversion to SSD10438 for**	**Not triggered**

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			treatment and discharge) has not been documented in the CEMP or Soil and Water Procedure. **<u>Recommendation</u>: Review and update project Plans, e.g. ESCP, Soil and Water Management Procedure to included proposed processes for dewatering.**	
D26	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the *Roads Act 1993*.	• Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev10, dated 1/3/2024 • Interview with Auditees	Refer Condition D24 & D25.	**Not triggered**
REMEDIATION – ASBESTOS				
D27	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: a) *Work Health and Safety Regulation 2017*; b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016; c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and d) *Protection of the Environment Operations (Waste) Regulation 2014*.	• CFEMP, Appendix 5 Unexpected Finds Procedure • JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 • JHG Environmental Monitoring Tracker, Snapshot – Spoil, dated 4/10/2023-12/12/2023 • L051 - JBS&G Pile Spoil Waste Classification SSP07, Southern Precinct – Waterloo OSD, dated 27/9/2023 • Interview with Auditees • Site inspection	The Environmental Control Map (ECM) sets out soil and water procedures, including for contamination and asbestos. The unexpected finds procedure for contamination is set out in the CFEMP, Appendix 5 and Flowchart 7.1 of the RAP. WLD advised there has been no asbestos encountered during the audit period. 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., & Material transferred, reuse, recycled or disposed.	**Compliant**

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			Spoil records provided as evidence indicate spoil removed from the Southern Precinct has been limited to GSW and GSW-ASS Treated within the audit period and transported to Sydney Recycling Park and MET Recycling Silverwater (GSW only). Remaining GSW-Acid Sulfate Soil (ASS) Treated spoil has also been transported to Sydney Recycling Park, generated during piling (until November 2023) with potential ASS identified in material extracted from bored piles. JBS&G Waste Classification Report sighted for material sampled from Stockpile 07 in the Southern Precinct (GSW-NP). Examples of dockets received within the audit period were sighted from Recycling Parks Pty Ltd. **NB**: *Representative examples of waste tracking data was 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).*	
CONSTRUCTION TRAFFIC				
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.	• Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023	Condition D28 requirements are set out in Section 13 of the CPTMP. A Pre-Start meeting record was provided as evidence, dated 18/10/2023 and	**Compliant**

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		• CPTMP, Section 13 • Pre-Start Meeting Record, 18/10/2023 • D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023 • Interview with Auditees • Site inspection	included instruction for "*all deliveries as per the veyor bookings*". A work zone had been established on Wellington Street. Approval of Works Zone, City of Sydney Council, sighted, dated 27/6/2023. CoS agreed to a 45m long Works Zone on Wellington Street. Allowable hours of use are 7am-6pm M-F & 7.30am-3.30pm Sat.	
ROAD OCCUPANCY LICENCE				
D29	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	• CPTMP, Section 13 • Road Occupancy Licence (ROL) No. 2099006, dated 13/8/23-11/9/23 • Road Occupancy Licence (ROL) No. 2106030, dated 11/9/23-10/10/23 • Road Occupancy Licence (ROL) No. 2092246, dated 19/8/23-28/8/23 • Traffic Control Plans for Detour Route Tower Crane Install Wellington Closure • Interview with Auditees • Site inspection	Condition D29 requirements are set out in Section 13 of the CPTMP. ROLs were obtained from TfNSW Transport Management Centre for the installation of hoardings at 83 Botany Road, involving closure of the parking lane and footpath at night on 10/9/2023 & 9/10/2023. Two ROLs were sighted (refer evidence column for details). Associated Traffic Control Plans (TCPs) were attached. An ROL was also obtained (Licence No. 2092246) for the temporary closure of Wellington Road during delivery of the tower crane. Supporting TCPs showing detour routes were also sighted. Wellington Street closure and Botany Road lane closure were in place during the audit site inspection, but Auditees advised both were associated with Sydney Metro Waterloo station works.	**Compliant**

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NO OBSTRUCTION OF PUBLIC WAY				
D30	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.	• CPTMP, Section 8.3 Traffic control • Interview with Auditees • Site inspection	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.	**Compliant**
CONTACT TELEPHONE NUMBER				
D31	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.	• Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022 • Interview with Auditees • Site inspection	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.	**Compliant**
COVERING OF LOADS				
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.	• AQMP • Interview with Auditees • Site inspection	Condition D23 requirements are set out in the AQMP. There was no spoil load-out at the time of the audit site inspection.	**Compliant**
VEHICLE CLEANSING				
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.	• Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev10 • Interview with Auditees • Site inspection	Sand bags were placed within the site boundary around the lower perimeter of the site. ERSED controls have been established at the site access at Wellington Street. Geofab, coir logs and sand bags are re-established when the access is closed at the end of the day.	**Compliant**

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			There were no signs of tracking on Wellington Street A street sweeper is engaged as required.	
PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
OCCUPATION CERTIFICATE				
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.			Not triggered
NOTIFICATION OF OCCUPATION				
E2	The date of commencement of the occupation of the development must be notified to the Department in 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.			Not triggered
GFA AND BUILDING HEIGHT CERTIFICATION				
E3	A Registered Surveyor is to certify that the development does not exceed the approved gross floor area and building height. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of the final Occupation Certificate. Note: The GFA approved under this consent excludes any GFA delivered under the Sydney Metro City and Southwest station works (CSSI 7400).			Not triggered

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EXTERNAL WALLS AND CLADDING FLAMMABILITY				
E4	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17.			Not triggered
E5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Not triggered
PROTECTION OF PUBLIC INFRASTRUCTURE				
E6	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			Not triggered
MECHANICAL VENTILATION				
E7	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: c) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and			Not triggered

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	(b) any dispensation granted by Fire and Rescue NSW.			
OPERATIONAL WASTE MANAGEMENT PLAN				
E8	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: (a) be prepared in consultation with Council and generally in accordance with City of Sydney Guidelines for Waste Management in New Developments (b) confirm the location of waste collection and establish appropriate routes to the collection point (c) provide confirmation of the engagement of a qualified private waste collection contractor (d) detail the type and quantity of waste to be generated during construction and operation of the development; (e) 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);			Not triggered

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	(f) detail the materials to be reused or recycled, either on or off site; and (g) include the Management and Mitigation Measures included in the EIS.			
WASTE AND RECYCLING COLLECTION				
E9	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 garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.			Not triggered
POST-CONSTRUCTION DILAPIDATION REPORT				
E10	Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate: 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; 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:			Not triggered

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	c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.			
ROAD DAMAGE				
E11	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.			Not triggered
FIRE SAFETY CERTIFICATION				
E12	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.			Not triggered
STRUCTURAL INSPECTION CERTIFICATE				
E14	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			Not triggered

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	approval authority for specific electronic format) must be submitted to the approval authority and the Council after: 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 b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s			
WARM WATER SYSTEMS AND COOLING SYSTEMS				
E14	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.			Not triggered
OUTDOOR LIGHTING				
E15	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance			Not triggered

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	to surrounding properties or the public road network.			
CAR PARKING				
E16	Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Basement development (SSD 10438) within the Waterloo Metro Quarter: (a) eight car spaces for the Social Housing Building.			Not triggered
BICYCLE PARKING AND END-OF-TRIP FACILITIES				
E17	Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Waterloo Metro Quarter: (a) a minimum of 5 retail staff bike storage spaces and 5 lockers and 1 shower for retail staff use (b) a minimum of 15 retail visitor bike storage spaces			Not triggered
E18	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: (a) the provision of bicycle parking spaces in accordance with this consent; (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;			Not triggered

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	(c) the provision of relevant end-of-trip facilities under this consent; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority.			
E19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not triggered
WORKS AS EXECUTED DRAWINGS				
E20	Prior to the issue of the relevant 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.			Not triggered
E21	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
STORMWATER				
E22	Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater			Not triggered

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	drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practicing Professional Engineer experienced in the design of stormwater drainage systems.			
E23	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: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and (d) Work Health and Safety requirements.			Not triggered
STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT				
E24	Prior to the issue of the relevant Occupation Certificate: 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. 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			Not triggered

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	cost of the applicant, in accordance with the City's Fees and Charges.			
SURVEY INFRASTRUCTURE - RESTORATION				
E25	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: a) Certification that all requirements requested under the Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor under condition "Survey Infrastructure – Identification and Recovery" have been complied with; 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; 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.			Not triggered
CONSTRUCTED FLOOR LEVELS				
E26	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			Not triggered

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	water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.			
SYDNEY WATER COMPLIANCE				
E27	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			Not triggered
UTILITY PROVIDERS				
E28	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.			Not triggered
ENVIRONMENTAL PERFORMANCE				
E29	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			Not triggered
STUDENT HOUSING PLAN OF MANAGEMENT				
E30	Prior to the issue of any Occupation Certificate for the student housing tower, a Final Operational Management Plan must			Not triggered

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	be submitted to the satisfaction of the Planning Secretary confirming management procedures from the Draft Plan of Management.			
GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE				
E31	Prior to the issue of any Occupation Certificate, the Applicant shall update the Travel Plan in consultation with TfNSW to increase the mode share of public transport and active transport for residents, staff and visitors. The Applicant shall submit a copy of the updated Travel Plan for the endorsement of TfNSW via development.sco@transport.nsw.gov.au.			Not triggered
E32	The Travel Plan shall specify matters including, but not limited to, the following: (a) nominate a specific party or parties responsible for the implementation of each of the actions in the Travel Plan, and for its ongoing implementation, monitoring and review; (b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle; (c) provide clear identification and delineation of the actions, contributions and resourcing to be provided by each party and when, as well as identification of when responsibility of functions in the			Not triggered

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	Travel Plan are handed over between Developer, Building Manager and Tenant; (d) include a mechanism to monitor the effectiveness of the plan (e) include of a high-quality Travel Access Guide developed in consultation with TfNSW which provides information to occupants about how to travel to the site by sustainable transport modes. This shall include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections. It must include: (i) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site; (ii) suitable nearby drop-off/pick-up locations; (iii) identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; (iv) suitable nearby Taxi Zones. The Applicant shall provide evidence to the Certifying Authority that a copy of the final plan has been submitted to the Coordinator General, Transport Coordination for endorsement, prior to the issue of the Occupation Certificate. A copy of the final plan is to be provided to the Planning			

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	Secretary.			
LOADING DOCK				
E33	Prior to an Occupation Certificate being issued that would enable use of the loading dock, convex mirrors are to be installed wholly within the property boundary that would allow for clear lines of site between vehicles exiting the loading dock and pedestrians using the footpath adjacent to the site.			Not triggered
LANDSCAPE PRACTICAL COMPLETION REPORT				
E34	A Landscape Practical Completion Report is to be submitted to the PCA by the consultant responsible for the landscape design plan prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced			Not triggered
STREET NUMBERING				
E35	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building. If new street numbers or a change to street numbers is required, a separate application must be			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	made to the relevant authority.			
COMPLIANCE WITH BASIX CERTIFICATE				
E36	Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier evidence that the development has implemented the commitments contained in the BASIX Certificate approved under this consent.			Not triggered
DESIGN VERIFICATION				
E37	A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development. Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Clauses 154A of the Environmental Planning and Assessment Regulation 2000.			Not triggered
REMEDIATION AND SITE AUDIT STATEMENT				
E38	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			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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.			
E39	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.			Not triggered
REGISTRATION OF EASEMENTS AND COVENANTS				
E40	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all 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.			Not triggered
E41	An easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming Sydney Metro as the prescribed authority, which can only be revoked, varied or modified with the consent of Sydney Metro, and which provides for public access within and through Cope Street Plaza, shared zone along the southern edge of Cope Street Plaza, Church Yard and expanded footpaths on Botany Road and Wellington Street must be registered on title prior to occupation or issue of subdivision certificate, whichever is			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	earlier			
SOCIAL HOUSING				
E42	Prior to the occupation of the Social Housing Building, the Applicant must provide evidence to the satisfaction of the Planning Secretary, the ownership of the stratum lot containing the Social Housing Building or the 70 social housing dwellings have been transferred to NSW Land and Housing Corporation			Not triggered
PHYSICAL MODEL				
E43	Prior to the issue of the relevant Occupation Certificate an accurate 1:500 scale model of the development as constructed must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager for the City Model in Town Hall House. The models must be constructed in accordance with Council's Model Specifications. Council's modellers must be consulted prior to construction of the model. The models are to comply with all of the conditions of the Development Consent and must be amended to reflect any further modifications to the approval (under Section 4.55 of the Environmental Planning and Assessment Act) that affect the external appearance of the building.			Not triggered
SUBMISSION OF ELECTRONIC CAD MODEL				
E44	Prior to the relevant Occupation Certificate being issued, an accurate 1:1 electronic			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	CAD model of the completed development must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager for the electronic Visualisation City Model.			
E45	The data required to be submitted within the surveyed location must include and identify: (a) building design above and below ground in accordance with the development consent; (b) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; (c) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C. The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file. The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
PART F POST OCCUPATION				
ANNUAL FIRE SAFETY STATEMENT				
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.*			Not triggered
FIRE SAFETY CERTIFICATION				
F2	*The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.*			Not triggered
STORAGE AND HANDLING OF WASTE				
F3	*All waste collection services must be undertaken in accordance with this consent.*			Not triggered
F4	*No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.*			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.*			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.*			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
LOADING / UNLOADING				
F7	*All loading and unloading operations associated with the site must be carried out:* a) *in accordance with the Loading and Servicing Management Plan approved under this consent;* *i. within the confines of the site, at all times and must not obstruct other properties or the public way; and* *ii. in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality*			Not triggered
F8	*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*			Not triggered
ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH				
F9	*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*			Not triggered
F10	*The use and operation of the premises shall not give rise to an environmental health or public nuisance*			Not triggered
F11	*There are to be no emissions or discharges from the premises which give rise to a public nuisance or result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.*			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT				
F12	*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
OPERATION OF PLANT AND EQUIPMENT				
F13	*All plant and equipment used in the development, or to monitor the performance of the development must be:* a) *maintained in a proper and efficient condition; and* b) *operated in a proper and efficient manner.*			Not triggered
COMMUNITY COMMUNICATION STRATEGY				
F14	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
F15	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 Star Green Star As-Built rating in accordance with this consent. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			Not triggered
GREEN TRAVEL PLAN				
F16	The Green Travel Plan approved under this consent shall be implemented following occupation of the development. The plan is to be reviewed and updated annually in consultation with TfNSW and implemented for the life of the development.			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F17	The Transport Access Guide approved under this consent is to be made available to residents, staff, customers and visitors at all times.			Not triggered

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Table A2: CEMP & Sub-Plan Requirements

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN (CFEMP) SSD 10437				
12 IMPROVEMENT				
12.1 Incidents, non-conformity and corrective action				

12.1	When a nonconformity (including an incident, or a verified complaint) occurs, the Project shall:
	• react to the nonconformity and, as applicable:
	  • take action to control and correct it;
	  • deal with the consequences, including mitigating adverse environmental impacts;
	• evaluate the need for action to eliminate the causes of the nonconformity, in order that it does not recur or occur elsewhere, by:
	  • reviewing the nonconformity;
	  • determining the causes of the nonconformity;
	  • determining if similar nonconformities exist, or could potentially occur;
	• implement any action needed;
	• review the effectiveness of any corrective action taken;
	• make changes to the environmental management system, if necessary.
		• Interview with Auditees	The NC raised by DPHI in relation to a concrete pour overrun was used as an example here (Refer Condition D3).
			<u>Observation</u>: A formal NCR was not raised in the JHG system, and associated actions were not raised after the NCR was identified.
			Refer Condition D3 of the Audit Table for details.
				Compliant

12.3 Continual improvement				
12.3	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: • Actions Arising	• Interview with Auditees • JHG Weekly Enviro Inspection Record, INS-0034024, 11/10/2023 • ACT-0140287, 12/10/2023 • ACT-0140286, 12/10/2023	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.	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	• Lessons Learned		The Soteria system was reviewed during the audit and examples were provided demonstrating actions raised and closed out from enviro inspections, e.g. updated site plans to be posted on site & Replace silt bags along site boundary. Actions arising from campaigns across projects are reportedly communicated via HSE Alerts. Verification of action close-out records were also sighted.	
ASPECTS & IMPACTS REGISTER				
Contamination	Management of contaminated or untreated materials: Undertake regular inspections of work areas pre, during and after works to ensure controls are in good condition.	• Interview with Auditees	There were no areas of known contamination to monitor during the reporting period.	**Not triggered**
Hazardous Materials	Storage of hazardous substances, leaking plant and equipment and spillage from refuelling: Regular inspections of storage areas.	• Interview with Auditees • JHG Weekly Enviro Inspection Record, INS-0034024, 11/10/2023 • ACT-0140287, 12/10/2023 • ACT-0140286, 12/10/2023	Weekly Enviro Inspections are conducted and include an inspection of the hazardous chemical storage.	**Compliant**
Biodiversity	Implement Vegetation Removal Permit System.	• Interview with Auditees	No vegetation removal required for the project.	**Not triggered**
Heritage	Provide frequent toolbox talks on Unexpected Finds Procedure.	• Interview with Auditees • AMBS Archaeological Site Clearance Certificate, Ref: 23097 CC4, 11/7/2023	AMBS has been managing the archaeological investigation process, which was ongoing for eight weeks. The final clearance certificate, dated 11/7/203 was sighted for Zone 3 which encompasses the southern precinct. The AMBS clearance confirms that "*no further*	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			archaeological excavation is required in the southern area known as Zone 3", and "*the archaeological works completed are adequate and the results are satisfactory*". ABMS noted in their Clearance Certificate, dated 11/7/203 that future archaeological potential is assessed as low; The implementation of the Unexpected Heritage Finds Policy will provide appropriate archaeological risk mitigation; and Additional controls such as archaeological monitoring are not required.	
AIR QUALITY MANAGEMENT PLAN (AQMP) SSD 10438				
APPENDIX B				
AQMP01: Dust, Odour, VOC and SVOC Hazard Control				
AQMP01	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	• Interview with Auditees • JHG Environmental Monitoring Tracker – Snapshot – Dust (PM_{10} & $PM_{2.5}$), Oct 2023-Jan 2024 • JHG Environmental Monitoring Tracker – Snapshot – Dust, Oct 2023-Jan 2024	There are two Site Hive monitors for the project located at Botany Road (N1) and Wellington Street (N2). Text message/alerts are received in the event of an exceedance, which is then investigated to determine the cause. In the event of an exceedances in Realtime dust monitoring, an investigation is undertaken and an explanation is recorded in the JHG Tracker. There are no exceedances in PM_{10} & $PM_{2.5}$ recorded on the	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			Environmental Monitoring Tracker in the snapshot of data provided for review during the audit. Dust deposition monitors are also located on the South East, North East, South West and North West site boundaries. It is understood there were a number of exceedances that were not attributed to the project. JHG notes on the Dust Tracker indicate events recorded above the trigger level were attributed to bushfires in October 2023, and to the presence of organic matter in the sample in January 2024, i.e. investigation concluded the exceedances were not a result of construction activities. Dust suppression provisions were in place (though not required for use during the site inspection) including the use of gurneys. The water misting system on the site boundaries had not yet been established with dust managed with existing measures without exceedance to date.	
AQMP01	Where stockpiles are to be left in place for significant periods of time, they shall be covered or routinely wetted to prevent dust emissions	• Interview with Auditees • Site inspection	There were no stockpiles in place at the time of the audit.	**Not triggered**
AQMP02: Air Quality Monitoring				
AQMP02	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).	• Interview with Auditees • Site inspection	Dust deposition gauges were verified to be in place on site and monitoring conducted as required.	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
AQMP02	Samples shall be collected and analysed monthly throughout the works.	• Interview with Auditees • JHG Environmental Monitoring Tracker – Snapshot – Dust, Oct 2023-Jan 2024	Dust samples are collected monthly and results entered in to the JHG Environmental Monitoring Tracker. Dust is split into categories including Combustible solids, Soluble solids, Total solids, Total volume, Ash & Insoluble solids. It is noted that ash deposition has been attributed to dust from surrounding roads and bushfires, rather than the project site.	**Compliant**
AQMP02	Where the level of dust deposition exceeds 2g/m^2/month the implementation of AQMP01 Dust and Airborne Hazard Control shall be reviewed.	• Interview with Auditees • JHG Environmental Monitoring Tracker – Snapshot – Dust, Oct 2023-Jan 2024	Dust exceedances have not been attributed to the project. It is noted the 2g/m^2/month dust deposition criteria has been attributed to the trigger for insoluble solids, which was not verified as accurate.	**Compliant**
CONSTRUCTION NOISE & VIBRATION MANAGEMENT PLAN (CNVMP) SSD 10438				
SECTION 8.1 NOISE				
8.1.1 Noise physical measures				
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. The construction of the barrier should be impervious of gaps and cracks	• Interview with Auditees • Site inspection	A-class and B-class hoardings were in place around the site boundaries as required. No gaps or cracks were observed during the site inspection. Refer Conditions C28-C30 of the Audit Table for more detail.	**Compliant**
	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	• Interview with Auditees • Site inspection	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm.	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	during the most intensive periods of hammering and rock breaking		Refer Condition D18 of the Audit Table for more detail.	
8.1.2 Noise management measures				
8.1.2	Regular communication with nearby noise sensitive receivers about the construction activities.	• Interview with Auditees • Interview with Auditees Stakeholder & Communications Manager	Letterbox drops and monthly email notifications are distributed and available on the Sydney Metro website. A Weekly E-Newsletter is distributed via Consultation Manager. Refer Condition C16 of the Audit Table for more detail.	**Compliant**
	Effective scheduling can help to minimise the impact of noise on the nearby noise sensitive receivers.	• Interview with Auditees	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm. Refer Condition D18 of the Audit Table for more detail.	**Compliant**
SECTION 8.2 VIBRATION				
8.2.1 Vibration physical measures				
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.	• Interview with Auditees	Documented methodology has not been practical to implement to date for the southern site.	**Not triggered**
8.2.2 Vibration management measures				
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.	• Interview with Auditees	Concrete ripping & drill (bored) piling have been utilised to minimise vibration to date for the southern precinct site.	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
8.6.2 Noise monitoring program				
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.	• Interview with Auditees • JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Oct 2023-Feb 2024	Attended noise monitoring has been conducted for each new noisy activity, e.g. Stage 2 remediation and Stage 3 Piling and at regular intervals as required by the JHG Environmental Advisor. There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. A summary of Site Hive noise data was provided as evidence for the period Nov 2023 – Feb 2024 and showed no exceedances. JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Nov 2023-present (5/3/24) sighted.	**Compliant**
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).	• Interview with Auditees • JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Oct 2023-Feb 2024	Plant noise checks are undertaken as required and recorded on the JHG Environmental Monitoring Tracker. Plant noise checks were completed for a 10T roller and piling rig, with measurements taken 7m from the plant item.	**Compliant**
CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) SSD 10438				

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
SECTION 5 SPOIL & WASTE MANAGEMENT				
5.4.2 General construction waste				
Wastewater	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.	• Interview with Auditees • Site inspection • WMQ-SITE-JHG-PM-PRO-0002_00 Soil & Water Management Procedure_Sth Prec1	Auditees advised there has been no wastewater discharged from the Southern Precinct site to date. Refer to Condition D25 for Observation regarding documenting proposed process for pumping of groundwater to SSD 10438 site for treatment via the WTP	**Compliant**
5.4.3 Resource recovery exemptions				
5.4.3	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: • The excavated public road material exemption 2014 (EPA); • The reclaimed asphalt pavement exemption 2014 (EPA); • The recovered aggregate exemption 2014 (EPA).	• CFEMP, Appendix 5 Unexpected Finds Procedure • JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 • JHG Environmental Monitoring Tracker, Snapshot – Spoil, dated 4/10/2023-12/12/2023 • L051 - JBS&G Pile Spoil Waste Classification SSP07, Southern Precinct – Waterloo OSD, dated 27/9/2023 • Interview with Auditees • Site inspection	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., & Material transferred, reuse, recycled or disposed. Spoil records provided as evidence indicate spoil removed from the Southern project has been disposed, with GSW to Sydney Recycling Park. GSW-Acid Sulfate Soil (ASS) Treated spoil has also been disposed at Sydney Recycling Park, generated from potential ASS identified in material extracted from bored piles. **NB**: *Representative examples of waste tracking data was sighted as evidence during the audit, which does not form full verification of the*	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			implementation of all unexpected finds. Transport and disposal records were not verified during the audit (and disposal certificates were not sighted). No resource recovery exemptions have been applicable to the Southern Precinct to date.	
5.4.3	Potential spoil offsite reuse locations will be identified by the Construction Manager and Environment and Sustainability Manager. The following will be completed: • Check that appropriate approvals are in place for the receiving site, • Check that a s143 Notice has been completed by the reuse location owner and / or site operator • Agree to commercial terms with the site operator and / or owner, and • 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.	• Interview with Auditees	As above – all spoil removed from site has not been suitable for reuse at the time of IA2.	**Not triggered**
	A Waste Receival 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.	• Interview with Auditees • Spoil Tracker	The spoil tracker includes a tab listing each disposal and reuse site and references relevant approval, EPL, DA etc. Auditees confirmed no material import during the audit period.	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
CONSTRUCTION PEDESTRIAN & TRAFFIC MANAGEMENT PLAN (CPTMP) SSD 10438				
SECTION 10 PEDESTRIAN MANAGEMENT PLAN				
10.2 Pedestrian management				
10.2	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.	• Interview with Auditees • Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 • D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023	A work zone had been established on Wellington Street. Approval of Works Zone, City of Sydney Council, sighted, dated 27/6/2023. CoS agreed to a 45m long Works Zone on Wellington Street and a 20, Works Zone on Raglan Street. Allowable hours of use are 7am-6pm M-F & 7.30am-3.30pm Sat.	**Compliant**
SECTION 11 OTHER CONSIDERATIONS				
11.4 Construction staff parking strategy				
	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: • 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. • Carpooling will be encouraged/incentivised. • Designated bicycle storage facility on site in Cope Street Plaza shall be provided for staff. • Continual monitoring and reinforcement of parking strategy requirements as part of inductions, weekly meeting and pre-start meetings.	• CPTMP • Waterloo OSD Site Induction	Bicycle parking is being delivered by the SM station team. The site induction includes information on the construction staff parking strategy including: No parking on Cope, Botany, Raglan & Wellington Streets; Available parking options, and details for Bus & Rail services (Redfern Station & Green Square).	**Compliant**

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	• Implementation of a warning and enforcement system for ongoing parking strategy offences			

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Appendix B. Planning Secretary Audit Team Agreement

Department of Planning, Housing and Infrastructure

NSW Planning ref: SSD-10437-PA-26

Ryan Thomas
Project Director,
WL DEVELOPER PTY LTD
ACN 637 792 888
Level 28 200 George Street
SYDNEY New South Wales 2000
31/01/2024

Sent via the Major Projects Portal only

Subject: Waterloo OSD Southern Precinct - Independent Auditor Nomination Request

Dear Mr Thomas

Reference is made to your post-approval matter, SSD-10437-PA-26, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Audit of the Waterloo Metro Quarter Southern Precinct, submitted as required by Schedule 2, Condition A28 of SSD-10437 as modified (**Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 22 January 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I approve the appointment of the following auditor from Morasey Environment Pty Ltd to undertake and prepare the Independent Environmental Audit:

- Josephine Heltborg – lead auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with conditions A27 to A32 of the Consent and the *Independent Audit Post Approval Requirements* (NSW Planning, 2020). Failure to meet these requirements will require revision and resubmission.

Please note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s a new request must be submitted and agreed to by the Planning Secretary prior to the commencement of the relevant audit.

For the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

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

Yours sincerely

Julia Pope
Team Leader Compliance - Metro
Compliance

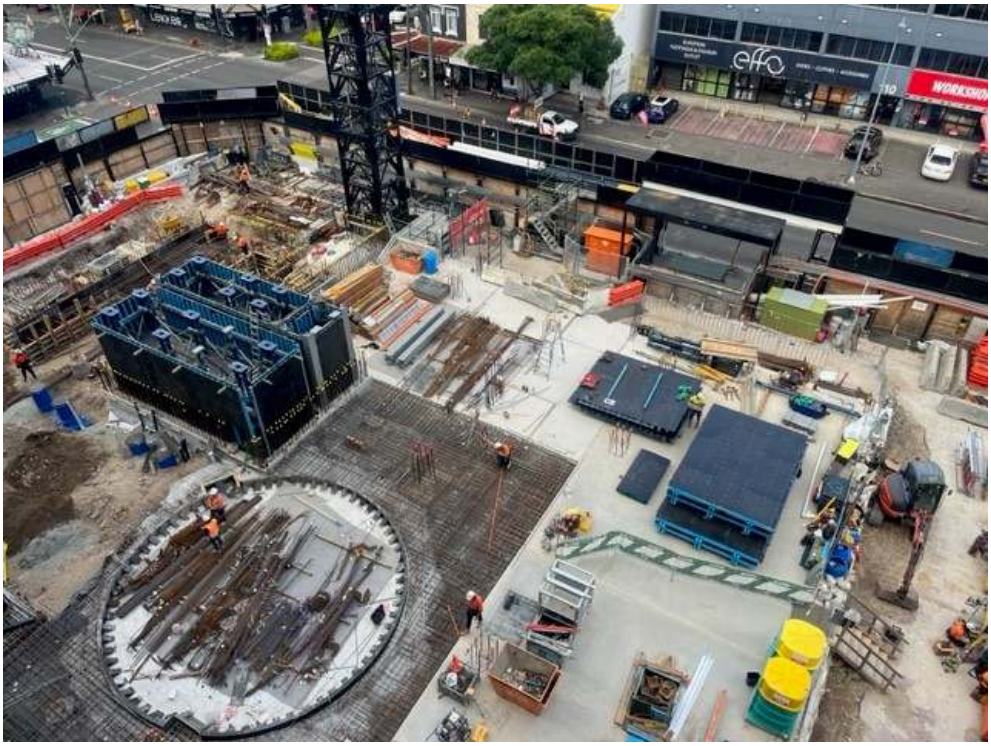
As nominee of the Planning Secretary

Appendix C. Site Photographs

Photo 1: Approach to the site, corner of Botany and Wellington Road. Traffic control and hoardings in place.

Photo 2 & 3: Approved hoarding in place along Botany Road

Photo 4: FRP works underway, Building 4



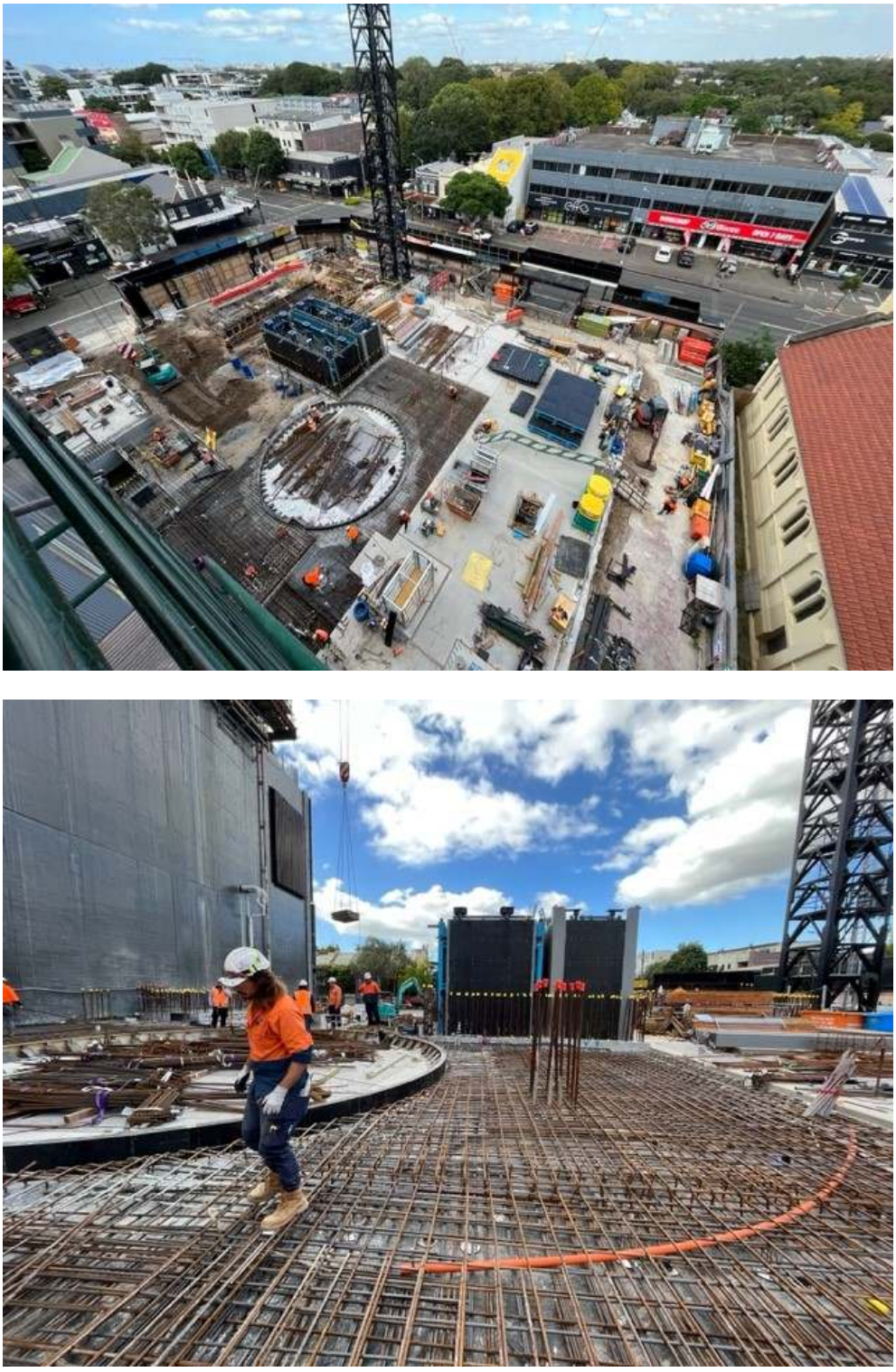


Photo 5-7: FRP works to finish the Building 3 base slab underway

Photo 8: View of Building 4 construction from the ground

Photo 9: Wellington Street was closed (road closure in place for the neighbouring Sydney Metro project). Approved hoarding in place along the site boundary.

Photo 10 -12: Stabilised site access in place on Wellington Street. ERSED controls established.

Appendix D. Consultation

Jo Heltborg

From: Jo Heltborg
Sent: Wednesday, 7 February 2024 9:21 AM
To: compliance@planning.nsw.gov.au
Cc: Nairy Topouzian-JHG; Alistair Smith
Subject: Consultation: Independent Audit 2 - SSD 10437 & 10438 Waterloo Metro Quarter

Dear DPE,

As the independent auditor for the for Waterloo Metro Quarter Southern Precinct (SSD 10437) and Basement Car Park (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 audits 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.

Audits for SSD 10437 and 10438 will be conducted concurrently, with the onsite component of the audits scheduled on **Tuesday 5th March 2024**. A separate Audit Report will be prepared for each audit.
If you would like any additional considerations taken into account during the audits (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
W: www.morasey.com.au

Appendix E. Independent Audit Declaration Form

Declaration of Independence Form

Project Name	Waterloo Metro Quarter Development – Program of Audits
Consent Number	SSD 9393; SSD 10437; SSD 10440; & SSD 10439
Description of Project	Construction of the Waterloo Metro Quarter Precinct
Project Address	Waterloo Metro Quarter Over Station Development, Waterloo NSW (various parcels of land as per SSD planning approvals listed above)
Proponent	WL Developer Pty Ltd
Consent Authority	Minister for Planning and Public Spaces
Date of Determination	• SSD 9393 – 19 December 2019 • SSD 10437 - 30 July 2021 • SSD 10440 – 23 September 2021 • SSD 10439 – 24 November 2021

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 am 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

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

Name of Proposed Auditor	Josephine Heltborg
Signature	
Qualification	Master of Environmental Management Exemplar Global Auditor Number 111000
Company	Morasey Environment Pty Ltd
Date	17 January 2024

AtkinsRéalis

AtkinsRéalis
Level 10, 45 Clarence Street
Sydney
NSW 2000
Australia

Alistair Smith
Head of Environmental Services
Email: Alistair.smith@atkinsglobal.com

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03 May 2024

Planning Secretary
Department of Planning, Housing and Infrastructure

Waterloo Metro Quarter Southern Precinct (SSD 10437):
Condition A31 Independent Environmental Audit

Dear Planning Secretary,

This Response to Auditors Recommendations (RAR) letter has been prepared in accordance with Section 4.3.2 of the Independent Audit Post Approval Requirements (IAPAR) (NSW Planning, 2020) and to satisfy Southern Precinct SSD 10437 consent condition A31 Independent Environmental Audit.

The Planning Secretary's approved independent auditor, Josephine Heltborg, conducted the site inspection and interview on Tuesday 5 March 2024. The final Independent Environmental Audit 2 (IEA2) is submitted as a separate document. The WL Developer's response to the IEA2 audit findings is attached to this letter as Appendix A.

Yours sincerely,

Ryan Thomas
Project Director
Waterloo Metro Quarter
78-82 Wyndham Street,
Alexandria NSW 2015

Appendix A – WL Developer's Audit Response to Audit Findings

Non-Compliances

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Condition D3	Working within the construction hours.	Self-reported non-compliance – on 14/02/2024 DPHI issued a Warning Letter for a breach of Condition D3. The breach was in relation to a concrete pour extending to 6:50pm on 18/01/2024, alleging the works constituted emergency works. Two complaints were received in relation to the Out of Hours Works (OOHW). No formal action was taken.	n/a	n/a – closed by DPHI and auditor	n/a

Observations and Opportunities for Improvement

Condition Number (ID)	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
Condition D6	Notification to affected residents of activities undertaken outside of construction hours.	The non-notification to residents of emergency works on 18/01/2024 would technically be considered a non-compliance with Condition D6. However, as the out of hours work was self-reported to DPHI, and a breach already raised against Condition D3,	n/a – closed by auditor	n/a

		another NC has not been raised against Condition D6 in this audit.		
Condition D25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development.	The proposed process for the management of accumulated water (i.e. diversion to SSD10438 for treatment and discharge) has not been documented in the CEMP or Soil and Water Procedure.	The WL Developer will update the CEMP and Soil and Water Procedure to make reference to the process for the management of accumulated water.	Prior to IEA3 in September 2024
Construction Framework Environmental Management Plan (CFEMP) Section 12.1	Non conformance reporting	A Non-Compliance raised by DPHI in relation to a concrete pour overrun was used as an example here (Refer Condition D3). A formal NCR was not raised in the JHG system, and associated actions were not raised after the NCR was identified.	Formal incident report to be raised with appropriate actions and close outs documented.	Prior to IEA3 in September 2024