

AtkinsRéalis



**Independent  
Environmental Audit 3  
Waterloo Metro Quarter  
Southern Precinct SSD  
10437**

WL Developer Pty Ltd

Audit Date: 23 August 2024

# **SOUTHERN PRECINCT SSD 10437**

# Notice

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## Document history

Document title: Independent Environmental Audit 3 Waterloo Metro Quarter Southern Precinct SSD 10437

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<b>Document reference:</b>						
<b>Revision</b>	<b>Purpose description</b>	<b>Originated</b>	<b>Checked</b>	<b>Reviewed</b>	<b>Authorised</b>	<b>Date</b>
A	Preliminary draft	JH	NT			6/9/2024
B	Internal quality review	JH	CG			6/9/2024
0	Final issue to Client	JH	CG	CG	CG	26/9/2024

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## Client signoff

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<b>Client</b>	WL Developer Pty Ltd
<b>Project</b>	Southern Precinct SSD 10437
<b>Job number</b>	5222127.006

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**Client signature/date**

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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 3<sup>rd</sup> 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 third independent audit (IA3) for the Project and covers the period from the IA2 independent audit site inspection on 5 March 2023 to the date of the IA3 site inspection on 23 August 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.

There were no self-reported non-compliances by the project during the audit period.

There were no observations raised during the audit.

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

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

# 1. Introduction

## 1.1 Background

WL Developer commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) for 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<sup>2</sup> (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 IA3, 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 Waterloo Metro Station, which opened in August 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.

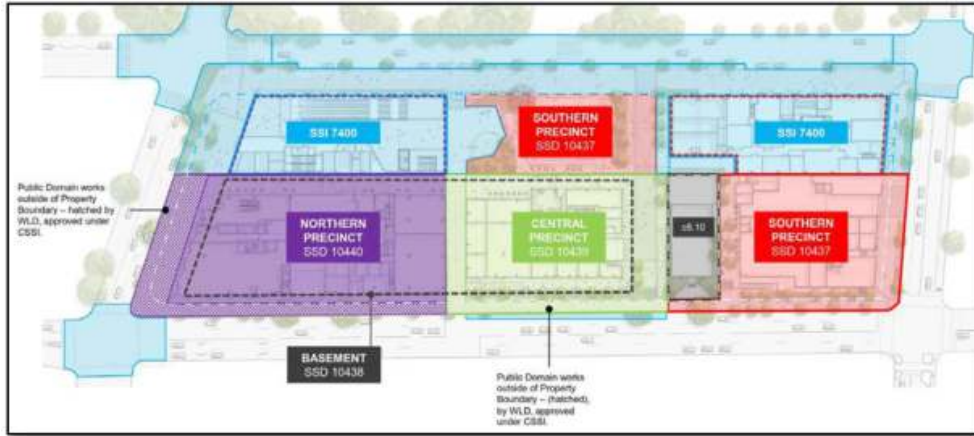


Figure 2 Plan of Waterloo Metro Quarter Precincts (Source: SSD 10437 EIS)

## 1.3 Audit Team

The audit team approved by the Department of Planning, Housing and Infrastructure (DPHI) to undertake the IEA program 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 3<sup>rd</sup> 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: 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 3<sup>rd</sup> independent audit for the Project (IA3) and covers the period from the IA2 site inspection on 5 March 2024 to the date of the IA3 site inspection on 23 August 2024.

This IEA (desk-top assessment) commenced on 5 July 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

## 2.4 Site Inspection

A site inspection was undertaken by the Auditor on 23 August 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 DPFI via email on 25 July 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 DPFI.

No response was received from DPFI.

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

## 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
<b>Assessment of Compliance</b>		
Number of Conditions of Approval	231	Section 3.2
Not triggered	118	Section 3.2
Compliant	113	Section 3.2
Non-compliant	0	Section 3.3
Observations identified during the audit	0	Section 3.5
<b>Other</b>		
Self-Reported Non compliances recorded during the audit period	0	Section 3.4
Penalty notices issued during audit period	0	Section 3.7
Complaints reported during audit period	1	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
<b>Part A - Administrative controls</b>	<b>32</b>	12	0	20
<b>Part B – Prior to issue of construction certificate</b>	<b>50</b>	33	0	17

<b>Part C – Prior to Commencement of Works</b>	<b>40</b>	32	0	8
<b>Part D – During Construction</b>	<b>33</b>	23	0	10
<b>Part E – Prior to Occupation or Commencement of Use</b>	<b>45</b>	-	-	45
<b>Part F – Post Occupation</b>	<b>17</b>	-	-	17
<b>Part G – Prior to issue of Subdivision Certificate</b>	<b>14</b>		-	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

No non-compliances were 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
Nil		

### 3.5 Observations

No observations were identified during the audit as summarised in **Table 7** below.

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

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

## 3.6 Previous Audit Actions

The status of actions resulting from Non-compliances identified in the previous audit report (IA2) 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 10437 Condition D3	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.	<b>Recommendation:</b> N/A <b>Timing:</b> N/A (closed by DPHI & Auditor during IA2) <b>Status:</b> CLOSED

The status of actions resulting from Observations identified in the previous audit report (IA2) 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 D6	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, another NC has not been raised against Condition D6 in this audit.	<b>Recommendation:</b> N/A <b>Timing:</b> N/A (closed by Auditor during IA2) <b>Status:</b> 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.	<b>Recommendation:</b> 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). <b>Timing:</b> The Soil and Water Procedure Rev02, dated 10/7/2024 had been updated to include water discharge requirements via the WTP. <b>CLOSED.</b>
CEMP Section 12.1 Non-	A Non-Compliance raised by DPHI in relation to a concrete pour overrun was used as an example	<b>Recommendation:</b> JHG should consider raising a formal NCR in their management system to document the Non-compliance with

conformance reporting	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.	Condition D3, raise and implement appropriate actions to reduce the risk of a recurrence. <b>Timing:</b> Incident_INC-0102656_20240822_1633 1 raised, dated 24/1/2024. <b>Status: CLOSED</b>
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### 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

One complaint was received from a resident on Wellington Street during the audit period on 12/7/2024. The complaint was regarding a concrete pour extended beyond 6pm, which was allowable under the SSD 10437 MOD-3 approval which allows concrete pours until 10pm on two occasions per calendar month. A notification was issued to the resident prior to the works occurring (including reference to the new approved working hours), and the Construction Noise and Vibration Management Plan (CNVMP) (MOD-3) was approved prior to the out of hours work occurring (CNVMP approval dated 9/7/2024). Adequate detail was provided in the Complaints Register regarding the investigation conducted after the complaint was received, and close-out with the complainant. There have been no exceedances in attended or unattended noise monitoring identified to date, as evidenced in the JHG Environmental Monitoring Tracker (data for April-August 2024 reviewed).

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 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.

No non-compliances were raised during the audit, and no self-reported non-compliances were raised by the project. Observations raised during the audit were predominantly in relation to low-risk environmental management issues.

The management of noise, including out of hours work, was the most significant environmental risk requiring oversight during the audit period. Risks were being controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including of 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 base slab pours commenced at the time of IA3.

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

At the time of IA3, Building 3 (Student Accommodation) was out of the ground and up to Level 6 of 23 and preparing to pour Level 7. Building 4 (Social Housing) was up to the final Level 10, with fit-out works commenced. The land surrounding Buildings 3 and 4 was predominantly sealed, reducing the potential for erosion and sedimentation control risks, including dust potential. The requirement for ongoing dust deposition monitoring at the site had been removed, as confirmed in a letter by JBS&G (Site Hive dust monitoring for PM<sub>10</sub> and PM<sub>2.5</sub> continued, with no exceedances identified that could be attributed to the site).

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
<b>SCHEDULE 2</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>				
<b>A1</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent	<ul style="list-style-type: none"> <li>Refer the findings from this audit</li> <li>Interview with Auditees</li> </ul>	Building 3 (Student Housing) - At the time of IA3, Form Reo Pour (FRP) was complete for the structure up to Level 6; Preparing to pour Level 7 at the time of the audit. Fit-out had commenced on the Ground Floor. Structural works for Building 3 continued (up to Level 6 currently). Brickwork and windows were completed for Building 4 (Social Housing) with internal fit-out continuing.  No material harm is known to have occurred to date.	<b>Compliant</b>
<b>TERMS OF CONSENT</b>				
<b>A2</b>	The development may only be carried out: <ol style="list-style-type: none"> <li>in compliance with the conditions of this consent</li> <li>in accordance with all written directions of the Planning Secretary;</li> <li>in accordance with the EIS and, RtS, and <b>Section 4.55 applications SSD-10437-MOD-1, SSD-10437-MOD-2 and SSD-10437-MOD-3;</b></li> <li>in accordance with the management and mitigation measures;</li> <li>in accordance with the approved plans in the table below (except where modified by the conditions of this consent) (refer to consent for list of drawings)</li> </ol>	<ul style="list-style-type: none"> <li>EIS/RtS: <a href="#">Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA   Planning Portal - Department of Planning and Environment (nsw.gov.au)</a></li> <li>Interview with Auditees</li> </ul>	Refer the findings from this audit	<b>Compliant</b>

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	August 2024
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>A3</b>	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	The Planning Secretary has not made any written directions.	<b>Not triggered</b>
<b>A4</b>	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No inconsistencies have been identified between this condition of consent and any planning documents.	<b>Not triggered</b>
<b>LIMITS ON CONSENT</b>				
<b>A5</b>	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>None</li> </ul>	N/A	<b>Not triggered</b>
<b>A6</b>	<p>This consent does not approve the following:</p> <p>a) the detailed fit-out and operation of retail premises and gymnasium</p> <p>b) the detailed fitout and use of the Makerspace on the ground floor of the student housing tower</p> <p>c) the installation of signage other than the approved “Iglu” building identification signage</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>None</li> </ul>	N/A	<b>Not triggered</b>

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	August 2024
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

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).			
<b>PRESCRIBED CONDITIONS</b>				
<b>A7</b>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• None</li> </ul>	As per the findings of this audit	<b>Compliant</b>
<b>PLANNING SECRETARY AS MODERATOR</b>				
<b>A8</b>	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No disputes are known to have arisen between the Applicant and a public authority during the project.	<b>Not triggered</b>
<b>LEGAL NOTICES</b>				
<b>A9</b>	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No legal advice or notices are known to have been served during the project.	<b>Not triggered</b>
<b>EVIDENCE OF CONSULTATION</b>				
<b>A10</b>	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>provide details of the consultation undertaken including:               <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• The findings from this audit relevant to consultation</li> </ul>	Consultation has occurred as required. 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.	<b>Compliant</b>

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	August 2024
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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	the Applicant has addressed the matters not resolved.			
<b>STRUCTURAL ADEQUACY</b>				
A11	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.</li> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023</li> <li>WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> </ul>	<p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p><b>NB:</b> 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.</p>	<b>Compliant</b>
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
A12	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Calibration Certificate_7745, Geophone, 29/3/2023</li> <li>Calibration Certificate_7839, Geophone, 28/4/2023</li> </ul>	<p>Plant Pre-acceptance checklists are completed for all plant that comes to site. Hard copy system is set up currently in the office.</p> <p>Site Hive is constantly monitoring for noise and dust as required. Vibration monitoring also being undertaken. Calibration certificates and other records are available on request.</p> <p>Calibration is conducted every 2 years.</p>	<b>Compliant</b>

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<b>APPLICABILITY OF GUIDELINES</b>				
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• None</li> </ul>	N/A	<b>Not triggered</b>
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• None</li> </ul>	N/A	<b>Not triggered</b>
<b>MONITORING AND ENVIRONMENTAL AUDITS</b>				
A15	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• None</li> </ul>	See conditions related to monitoring in Part D.	<b>Compliant</b>

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<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	<p>There have been no incidents requiring notification to the Department during the audit period.</p> <p>One minor hydraulic oil spill was reported to hardstand during the audit period.</p>	<b>Not triggered</b>
A17	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	As per A16	<b>Not triggered</b>
<b>NON-COMPLIANCE NOTIFICATION</b>				
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There have been no Non-Compliances requiring notification to the Department during the audit period.	<b>Not triggered</b>
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	As per A18.	<b>Not triggered</b>
A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	N/A	<b>Not triggered</b>
<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>				
A21	Within three months of: <ol style="list-style-type: none"> <li>the submission of a compliance report under this consent;</li> </ol>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo OSD Project, Southern Precinct - Construction Framework Environmental</li> </ul>	The CEMP and Sub-plans were revised to incorporate MOD 3 changes. Refer to evidence column for current list of CEMP and Sub-plans.	<b>Compliant</b>

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	<p>b) the submission of an incident report under this consent;</p> <p>c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&amp;A Act); or</p> <p>d) the issue of a direction of the Planning Secretary under this consent which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<p>Management Plan (CFEMP) Rev 01, dated 10/7/2024</p> <ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevJ 28/6/2024</li> <li>Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&amp;G RevD, dated 2/7/2024</li> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024</li> <li>Waterloo Metro Quarter Community Communication Strategy: Station Construction and Over Station Development (CCS), Rev 8, dated 15/7/2024</li> </ul>	There have been no revisions to other Strategies, Plans or Programs within the audit period.	
<b>A22</b>	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any</i></p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024</li> <li>Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and</li> </ul>	As per A21.	<b>Compliant</b>

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	<i>recommended measures to improve the environmental performance of the development.</i>	Vibration Management Plan (CNVMP), RevJ 28/6/2024 <ul style="list-style-type: none"> <li>Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&amp;G RevD, dated 2/7/2024</li> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024</li> <li>Waterloo Metro Quarter Community Communication Strategy: Station Construction and Over Station Development (CCS), Rev 8, dated 15/7/2024</li> </ul>		
<b>COMPLIANCE REPORTING</b>				
<b>A23</b>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>DPE Compliance Reporting Post Approval Requirements, May 2020</li> </ul>	It is understood there is currently no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPE's Compliance Reporting Post Approval Requirements (2020).	<b>Not triggered</b>
<b>A24</b>	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.			
<b>A25</b>	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.			
<b>INDEPENDENT ENVIRONMENTAL AUDIT</b>				
A27	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• DPE Independent Audit Post Approval Requirements, 2020</li> <li>• This audit (IA3 SSD 10437, dated 23/8/2024)</li> <li>• IA2 SSD 10437, dated 5/3/2024</li> <li>• IA1 SSD 10437, dated 18/10/2023</li> <li>• John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 &amp; C2 Notification of Commencement, dated 31/3/2023</li> </ul>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The site inspection for IA3 was undertaken on 23/8/2024, within 26 weeks of the site inspection for IA2 (5/3/2024); compliant with IAPAR audit timeframes.</p> <p>This audit (IA3 SSD 10437, dated 23/8/2024) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).</p>	<b>Compliant</b>

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<b>A28</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Appointment of Experts_31012024_105017 DPHI letter to WLD titled Waterloo Metro Quarter, Southern Precinct – SSD 10437, Independent Auditor Approval Request, dated 31/1/24</li> </ul>	DPHI has approved Josephine Heltborg as the Lead Auditor for the SSD 10437 project (for the duration of the Construction phase).	<b>Compliant</b>
<b>A29</b>	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No such request has been received from the Planning Secretary.	<b>Not triggered</b>
<b>A30</b>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <ol style="list-style-type: none"> <li>review and respond to each Independent Audit Report prepared under this consent;</li> <li>submit the response to the Planning Secretary; and</li> <li>make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.</li> </ol>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>This audit (IA3 SSD 10437, dated 23/8/2024)</li> <li>IA2 SSD 10437, dated 5/3/2024</li> <li>IA1 SSD 10437, dated 18/10/2023</li> <li>A31_Southern SSD104317 IEA2 WLD (Proponent's Response), dated 3/5/2024</li> <li>A30_Post Approval Form_20240503055123, Independent Environmental Audit 2, dated 3/5/2024</li> <li><a href="http://www.wisd.com.au">Documents - Waterloo Integrated Station Development (wisd.com.au)</a></li> </ul>	<p>This audit (IA3 SSD 10437, dated 23/8/2024) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>WLD reviewed and responded to Independent Audit 2 (IA2, dated 5/3/2024) in a letter to the Department dated 3/5/2024.</p> <p>The Proponent's Response was submitted to the Department with the IA2 Audit Report on 3/5/2024.</p> <p>The IA2 Audit Report and Proponent's Response was available on the project website at the time of IA3.</p>	<b>Compliant</b>

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<b>A31</b>	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• This audit (IA3 SSD 10437, dated 23/8/2024)</li> <li>• IA2 SSD 10437, dated 5/3/2024</li> <li>• A31_Southern SSD104317 IEA2 WLD (Proponent's Response), dated 3/5/2024</li> <li>• A30_Post Approval Form_20240503055123, Independent Environmental Audit 2, dated 3/5/2024</li> </ul>	The Proponent's Response was submitted to the Department with the IA2 Audit Report on 3/5/2024. The IA2 site inspection was conducted on 5/3/2024. DPHI Submission was within the 2 month period as required.	<b>Compliant</b>
<b>A32</b>	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No such request has been received from the Planning Secretary.	<b>Not triggered</b>
<b>PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				
<b>DEVELOPER CONTRIBUTIONS</b>				
<b>B1</b>	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CC0</li> </ul>	N/A	<b>Not triggered</b>
<b>LONG SERVICE LEVY</b>				
<b>B2</b>	Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CC0</li> </ul>	N/A	<b>Not triggered</b>

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	Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a> .			
<b>DESIGN EXCELLENCE AND INTEGRITY</b>				
<b>B3</b>	The architectural design team comprising Bates Smart Architects (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	<ul style="list-style-type: none"> <li>B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023</li> <li>Interview with Auditees</li> </ul>	Engagement letter from Bates Smart Architects sighted. Evidence of certifier satisfaction is taken by issue of the relevant Construction Certificate.	<b>Compliant</b>
<b>B4</b>	The Design Team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Noted. It is understood the Design Team has had full access to the site throughout the project.	<b>Compliant</b>
<b>B5</b>	Evidence of the Design Team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>230523_WMQ Southern Precinct Engagement Letter CC1 Update, dated 23/5/2023</li> <li>B5_Evidence of Architect Appointment, Email from DPHI dated 14/12/2022</li> <li>B5_Post Approval Form_20221206212118, SSD-10437-PA-7, dated 6/12/2022</li> </ul>	Evidence of the Design Team's commission (Bates Smart Architects) sighted (updated), dated 23/5/2023. Evidence of submission of architect appointment to the Planning Secretary sighted, dated 6/12/2022 & response from DPHI, dated 14/12/2022.	<b>Compliant</b>
<b>B6</b>	The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.	<ul style="list-style-type: none"> <li>B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023</li> <li>Interview with Auditees</li> </ul>	There have been no known changes to the design team.	<b>Compliant</b>
<b>B7</b>	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul style="list-style-type: none"> <li>B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023</li> <li>Interview with Auditees</li> </ul>	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	<b>Not triggered</b>

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			and that condition B7 and hence B8 have been met. There have been no proposed modifications to the approved architectural drawings.	
<b>B8</b>	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).	<ul style="list-style-type: none"> <li>B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023</li> <li>Interview with Auditees</li> </ul>	As per Condition B7. There have been no proposed modifications to the approved architectural drawings.	<b>Not triggered</b>
<b>INTEGRATION WITH APPROVED METRO STATION BOX</b>				
<b>B9</b>	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 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.	<ul style="list-style-type: none"> <li>B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023</li> <li>Interview with Auditees</li> </ul>	Letter of engagement CC2 from Bates Smart Architects sighted. The letter confirms Bates Smart Architects have been engaged by WL Developer Pty Ltd (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.	<b>Not triggered</b>
<b>MATERIALS AND FINISHES</b>				
<b>B10</b>	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: <ul style="list-style-type: none"> <li>a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.</li> <li>b) confirmation of the process and methods in arriving at the final choice for all materials and finishes</li> <li>c) detailed architectural drawings of the façade details, including glazing specification and sun</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>FW_ Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA - Condition B10 - Materials and Finishes.msg</li> <li>B10_WLD Statement Materials and Finishes (SSD 10437), dated 23/11/2023</li> </ul>	Details of final materials & finishes and evidence of submission to the Planning Secretary sighted. WLD Statement Materials and Finishes (SSD 10437), dated 23/11/2023 prepared by WL Developer (Applicant) and Bates Smart Architects (the Design Team), "to satisfy Southern Precinct SSD 10437 consent condition B10 Materials and Finishes. Appendix A of this letter includes the details of final external materials and finishes for the Planning	<b>Compliant</b>

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	<p>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.</p> <p>The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	<ul style="list-style-type: none"> <li>B10_DPE Post Approval Form_20231123222630, SSD-10437-PA-23</li> <li>WMQ Building 3 &amp; 4 Condition B10 – Materials and Finishes, November 2023</li> </ul>	<p><i>Secretary’s information, including the final specifications of colour, material, and where relevant, manufacturer”.</i></p> <p>DPHI Email acknowledging receipt of Condition B10 evidence sighted, dated 5/12/2023.</p>	
<b>B11</b>	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>B11_WLD Statement Materials and Finishes, dated 5/2/2024</li> <li>Post Approval Form_20240205022429, SSD-10437-PA-29, B11 Materials and Finishes, dated 5/2/2024</li> <li>DPHI Letter RE: Materials and Finishes - Condition B11 for Waterloo Metro Quarter Southern Precinct, dated 15/2/2024</li> </ul>	<p>Details on the selection of glazing and sun shading including thermal qualities of glazing, level of tint darkness within glazing and any adjustments necessary to dimensions and placement of sun shading devices for the Student Housing Tower was provided as evidence.</p> <p>WLD prepared a letter seeking the Planning Secretary’s approval of the Student Housing Tower glazing and sun shading selection, in accordance with Southern Precinct SSD 10437 consent condition B11 Materials and Finishes, dated 5/2/20224. The letter confirms DRP advice was sought on 29/11/2023 and the letter included the following:</p> <p>Appendix A – Building 3 Student Housing Tower DRP Presentation</p> <p>Appendix B – Sydney Metro DRP Advice and Actions Record</p> <p>Appendix C – Building 3 and 4 NCC 2019 JV3 Report</p> <p>Appendix D – John Holland Building Statement</p> <p>Appendix E – Façade Subcontractor (Micos) Statement</p> <p>Appendix F – Bates Smart Architects Statement</p>	<b>Compliant</b>

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			Evidence of compliance with B11 was issued to DPFI on 5/2/2024. DPFI Letter confirming approval of the materials and finishes was sighted, dated 15/2/2024.	
<b>LANDSCAPING</b>				
<b>B12</b>	<p>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:</p> <ol style="list-style-type: none"> <li>detail the location, species, maturity and height at maturity of plants to be planted on-site;</li> <li>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;</li> <li>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,</li> <li>demonstrate adequate drainage and watering systems for the planters,</li> <li>include details of plant maintenance and watering for the first 12 months and</li> <li>commit to replace plants with the same species should any plant loss occur within the maintenance period</li> </ol>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	To be satisfied in a future CC.	<b>Not triggered</b>
<b>SOLAR PANEL ZONE ON BUILDING 3</b>				
<b>B13</b>	Prior to the issue of the relevant Construction Certificate, amendments to Construction Certificate drawings in relation to the Building 3 (student housing tower) solar	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	A Design Compliance Certificate by Grid Electrical Services for CC3 v2 – Building 4 Envelope (Façade), dated 15/11/2023	<b>Compliant</b>

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	<p>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:</p> <p>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</p>	<ul style="list-style-type: none"> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>GRiD Electrical Services - Design Compliance Certificate for CC3 v2 – Building 4 Envelope (Façade), dated 15/11/2023</li> </ul>	was provided as evidence and confirms compliance with Condition B13.	
<b>MAXIMUM BUILDING HEIGHT</b>				
<b>B14</b>	<p>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, <b>but excluding</b> communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>230817_WMQ Southern Precinct CC2 (003), dated 15/8/2023</li> <li>B14_Maximum Building Height Elevations.pdf</li> </ul>	Details confirming the maximum height of the building does not exceed RL 93.95m AHD is confirmed in the Maximum Building Height Elevations & Bates Smart CC2 - Load Bearing Structure (Excluding Supplementary Structure in relation to the Facade, Awnings, Roofs and screens), dated 15/8/2023.	<b>Compliant</b>
<b>GROSS FLOOR AREA CERTIFICATION</b>				
<b>B15</b>	<p>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 18,789m<sup>2</sup></p> <p>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).</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>230817_WMQ Southern Precinct CC2 (003), dated 15/8/2023</li> </ul>	Details confirming the gross floor area of the development does not exceed 18,789m <sup>2</sup> was provided in the form of CC2, issued by Bates Smart on 15/8/2023 and stating that the listed drawings “are generally consistent with the approved SSD 10437, and drawings prepared in Terms of Consent Condition A2, B14 & B15”.	<b>Compliant</b>

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<b>STRUCTURAL DETAILS</b>				
<b>B16</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and b) this development consent.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services</li> <li>WMQ Southern CC2 Load Bearing Structure</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> </ul>	<p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p><b>NB:</b> <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i></p>	<b>Compliant</b>
<b>FIRE AND RESCUE CONSULTATION</b>				
<b>B17</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>Checklist Item 9 &amp; 11_FireNSW Response, dated 17/8/2023</li> </ul>	<p>Evidence of consultation with Fire and Rescue NSW by a Fire Engineering Brief Questionnaire (FEBQ) sighted, issued to FRNSW by McKenzie Group on 9/8/2023 and FRNSW response received on 17/8/2023.</p>	<b>Compliant</b>
<b>EXTERNAL WALLS AND CLADDING</b>				
<b>B18</b>	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>B19_External Walls &amp; Cladding Statement, dated 30/11/2023</li> </ul>	<p>John Holland Letter RE: Condition B19 – External Walls and Cladding Construction Certificate 3 – Building 4 Building Envelope (Façade), dated 30/11/2023 was prepared to satisfy Southern Precinct SSD 10437 consent condition B19 External Walls and Cladding. Appended to the letter are reports and details of all materials forming part of the external wall</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>Post Approval Form_20231207231644, SSD-10437-PA-24, B19 External Walls and Cladding, dated 7/12/2023</li> </ul>	<p>systems for the Planning Secretary's information in accordance with Condition B19:</p> <ul style="list-style-type: none"> <li>Appendix A: External Wall System Disclosure Statement by Micos "Facade MIC - EWDS-001B Southern SSD 10437 BCA2022"</li> <li>Appendix B: Material Evidence of Non-Combustibility by Apex "WMQ-BLD4-APX-FC-RPT-7902 [B]"</li> <li>Appendix C: External Wall System Disclosure Statement by Xavier Knight "XK SS04.1 NSW EWSDS - BCA 2022"</li> </ul> <p>The above is also considered evidence of compliance with the BCA to satisfy B18.</p>	
<b>B19</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>B19_External Walls &amp; Cladding Statement, dated 30/11/2023</li> <li>Post Approval Form_20231207231644, SSD-10437-PA-24, B19 External Walls and Cladding, dated 7/12/2023</li> </ul>	<p>John Holland Letter RE: Condition B19 – External Walls and Cladding Construction Certificate 3 – Building 4 Building Envelope (Façade), dated 30/11/2023 was prepared to satisfy Southern Precinct SSD 10437 consent condition B19 External Walls and Cladding. Appended to the letter are reports and details of all materials forming part of the external wall systems for the Planning Secretary's information in accordance with Condition B19:</p> <ul style="list-style-type: none"> <li>Appendix A: External Wall System Disclosure Statement by Micos "Facade MIC - EWDS-001B Southern SSD 10437 BCA2022"</li> <li>Appendix B: Material Evidence of Non-Combustibility by Apex "WMQ-BLD4-APX-FC-RPT-7902 [B]"</li> </ul>	<b>Compliant</b>

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			<ul style="list-style-type: none"> <li>Appendix C: External Wall System Disclosure Statement by Xavier Knight "XK SS04.1 NSW EWSDS - BCA 2022"</li> </ul> Issue of the relevant CC indicates 'satisfaction of the Certifier'.	
<b>ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES</b>				
<b>B20</b>	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified 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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>MGAC Performance Solution Waterloo OSD Building 3 Student Accommodation v2 - Consolidated, dated 23/1/2024</li> </ul>	Evidence of compliance with the BCA for access and sanitary facilities for people with disabilities was provided in the form of a Performance Solution Report, dated 23/1/2024 by MGAC. Issue of the relevant CC indicates 'satisfaction of the Certifier'.	<b>Compliant</b>
<b>MECHANICAL VENTILATION</b>				
<b>B21</b>	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>D&amp;E_Mech_WOSD CC4 Design Certificate [5], dated 16/1/2024</li> </ul>	Evidence of compliance with the BCA and AS1668.1 and AS1668.2 for mechanical ventilation was provided in the form of Design Certification of Mechanical Services, issued by D&E Air Conditioning Pty Ltd, dated 16/1/2024.	<b>Compliant</b>
<b>B22</b>	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>D&amp;E_Mech_WOSD CC4 Design Certificate [5], dated 16/1/2024</li> </ul>	Evidence of compliance with Condition B22, including compliance with the BCA and AS1668.1 and AS1668.2 for mechanical ventilation was provided in the form of Design Certification of Mechanical Services, issued by D&E Air Conditioning Pty Ltd, dated 16/1/2024. Issue of the relevant CC indicates 'satisfaction of the Certifier'.	<b>Compliant</b>
<b>REFLECTIVITY</b>				

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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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>B23_Facade XK_Facade material reflectivity statement, dated 9/11/2023</li> </ul>	<p>Xavier Knight provided a statement of compliance, dated 9/11/2023 confirming Building 4 cladding components do not exceed 20%.</p> <p>Issue of the relevant CC indicates 'satisfaction of the Certifier'.</p>	Compliant
<b>SITE STABILITY AND CONSTRUCTION WORK</b>				
B24	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:</p> <p>a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration</p> <p>c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p> <p>d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WSP Geotechnical statement, Letter RE: Waterloo Metro Quarter - Southern Precinct SSD 10437, dated 1/5/2023</li> <li>RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3   CC1 – SSDA10437, dated 16/5/2023</li> <li>Interview with Auditees</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023</li> </ul>	<p>WSP Australia Pty Ltd (WSP) was engaged as the NER geotechnical engineer for the SSD 10437 project. WSP 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.</p> <p>The report adequately informs the design analysis of a suitable retention system and building foundations regarding consent condition B.24(a)".</p> <p>(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</p>	Compliant

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			<p>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 the foundation system will be based on the RBG structural documentation (in accordance with Condition B24).</p> <p>(c) The WSP letter also states “<i>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)</i>”.</p> <p>Additional evidence provided by JHG states: “<i>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</i>”.</p> <p>(d) The WSP letter also states “<i>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</i>”.</p>	

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<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</b>				
<b>B25</b>	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Southern Precinct.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>• B25_GRID_Crime Prevention_Compliance_Nov 2023, Nov 2023</li> </ul>	Expert Security issued a Compliance Statement, dated Nov 2023 confirming Building 4 & 4 Access Control System, CCTV & Intercom system have been designed in accordance with the CPTED Report dated 30/9/2023. Issue of the relevant CC indicates ' <i>satisfaction of the Certifier</i> '.	<b>Compliant</b>

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<b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>				
<b>B26</b>	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Cundall, Waterloo OSD Building 3, ESD D&amp;C Tender Specification, dated 26/3/2021</li> <li>Cundall, Waterloo OSD Building 4, ESD D&amp;C Tender Specification, dated 26/3/2021</li> <li>Cundall Consultant Advice Notice, ESD Statement, WMQ, Project 1024873, dated 24/11/2023</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> </ul>	<p>Cundall tender specification for ESD address compliance with Conditions B26 and B27. Appendix M – Ecologically Sustainable Development Report and Sustainability Strategy (SSD-10437 Southern Precinct) includes the following targets:</p> <ul style="list-style-type: none"> <li>5 Star – Green Star Design and As-Built -v1.3</li> <li>BASIX Energy score of ≥30</li> <li>BASIX Water score of &gt;40</li> </ul> <p>Cundall Consultant Advice Notice states <i>“The Green Star design progress has been tracked throughout the design stages based on evidence provided, client commitments and assumptions. At Stage 5 Detailed Design stage both buildings are targeting sufficient points to achieve a 5 Star Green Star Design and As-Built-v1.3.</i></p> <p><i>A Stage 5 detailed design BASIX review has been undertaken and both buildings are able to meet the required energy and water targets”.</i></p>	<b>Compliant</b>
<b>B27</b>	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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> </ul>	<p>The Cundall statement concludes <i>“Based on the available information, commitments, assumptions relating to targeted credits and review by the GBCA, the project can potentially achieve 5 Star Green Star rating for both buildings.</i></p> <p><i>Based on the design review and modelling undertaken at Stage 5 Detailed</i></p>	<b>Compliant</b>

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			<p><i>Design, the design for both buildings achieve BASIX Energy score of <math>\geq 30</math> and BASIX Water score of <math>&gt;40</math>".</i></p> <p>The satisfaction of the Certifier is evidenced by the issue of CC3 and CC4.</p>	
<b>BASIX</b>				
<b>B28</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023</li> <li>• WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024</li> <li>• B28_WMQ-BLD3-CUN-BN-CER-0001, BASIX Certificate No. 1137557M_02, dated 20/7/2023</li> <li>• B28_WMQ-BLD4-CUN-BN-CER-0002, BASIX Certificate No. 1131748M_02, dated 30/9/2020</li> </ul>	<p>BASIX Certificate No. 1137557M_02 (WMQ Building 3) &amp; No. 1131748M_02 (WMQ Building 4) provided as evidence. Issue of the relevant CC indicates 'satisfaction of the Certifier'.</p>	<b>Compliant</b>
<b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b>				
<b>B29</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:</p> <ol style="list-style-type: none"> <li>All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</li> <li>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).</li> <li>New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it</li> </ol>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> </ul>	N/A	<b>Not triggered</b>

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	<p>is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>d) Systems must include “smart controls” to reduce unnecessary flushing. Continuous flushing systems are not approved.</p>			
<b>MECHANICAL PLANT NOISE MITIGATION</b>				
<b>B30</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>• B30. STANTEC_Acoustic Engineering Letter, dated 17/1/2024</li> <li>• Stantec Acoustic and Vibration Specification, Building 3, dated 17/1/2024</li> <li>• Stantec Acoustic and Vibration Specification, Building 4, dated 17/1/2024</li> </ul>	<p>Letter from Stantec RE: Waterloo Over Station Development CC4 – Conditions of Consent, dated 17/1/2024 provided as evidence.</p> <p>The letter was prepared for the CC4 checklist for Building 3&amp;4 services and finishes and addresses compliance with Condition B30 – “<i>The noise levels based on the manufacturers data and the additional noise mitigation design put forward in the engineering and architectural design packages have been reviewed and deems to be compliant with the established noise emission criteria at the most affected point on or within the noise sensitive receiver boundaries and Condition B30</i>”.</p> <p>Issue of the relevant CC indicates ‘satisfaction of the Certifier’.</p>	<b>Compliant</b>
<b>ADAPTABLE HOUSING</b>				
<b>B31</b>	<p>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 Construction Certificate</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> </ul>	<p>Letter from MGAC RE: Waterloo Metro Quarter Development CC4 - Building 3 and 4 Access Design Statement, dated 16/1/2024 provided as evidence.</p>	<b>Compliant</b>

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	<p>drawings. In addition, information shall be provided confirming</p> <p>(a) the required number of apartments are able to be adapted for people with a disability in accordance with the BCA; and</p> <p>(b) compliance with Australian Standard AS2499 – Adaptable Housing</p>	<ul style="list-style-type: none"> <li>MGAC_WMQR Bld3&amp;4 Access Design Compliance Statement v2, dated 16/1/2024</li> </ul>	<p>Statement confirms “<i>The design of Waterloo Metro Quarter Development CC4 - Building 3 and 4 achieves normal disability access practice and meet the requirements of the Building Code of Australia, and relevant Australian Standards</i>” and references Condition B31 (Building 4 Social) Adaptable Housing.</p>	
<b>SYDNEY WATER ASSETS</b>				
<b>B32</b>	<p>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.</p> <p><b>Note:</b> <i>Sydney Water’s Tap in™ in online service is available at:</i>  <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a></p>	<ul style="list-style-type: none"> <li>RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3   CC1 – SSDA10437, dated 16/5/2023</li> <li>Interview with Auditees</li> </ul>	<p>RBG Structural statement, dated 16/5/2023 states “<i>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)</i>”.</p> <p>The installation of such work had not commenced at the time of the audit. The design is currently being reviewed.</p>	<b>Not triggered</b>
<b>LOADING AND UNLOADING AREAS AND BICYCLE ACCESS</b>				
<b>B33</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Operational requirement	<b>Not triggered</b>
<b>B34</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Operational requirement	<b>Not triggered</b>

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<b>VEHICLE ACCESS DESIGN</b>				
<b>B35</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p> <p>a) all vehicles should enter and leave the subject site in a forward direction;</p> <p>b) all vehicles are to be wholly contained on site before being required to stop,</p> <p>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;</p> <p>d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas;</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</p> <p>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:</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>• PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023</li> </ul>	<p>Letter from PTC RE: CC4 (Building 3&amp;4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence.</p> <p>Letter confirms that <i>“the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015 and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37”</i>.</p> <p>Issue of the relevant CC indicates ‘satisfaction of the Certifier’.</p>	<b>Compliant</b>
<b>BICYCLE PARKING AND FACILITIES</b>				
<b>B36</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p> <p>a) a minimum of 87 student accommodation bike storage spaces</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>• PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023</li> </ul>	<p>Letter from PTC RE: CC4 (Building 3&amp;4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence.</p> <p>Letter confirms that <i>“the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015</i></p>	<b>Compliant</b>

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	b) a minimum of 70 social housing bike storage spaces c) a minimum of 7 social housing visitor bike storage spaces		<i>and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37</i> . Issue of the relevant CC indicates 'satisfaction of the Certifier'.	
<b>B37</b>	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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> <li>PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023</li> </ul>	Letter from PTC RE: CC4 (Building 3&4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence. Letter confirms that <i>"the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015 and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37"</i> . Issue of the relevant CC indicates 'satisfaction of the Certifier'.	<b>Compliant</b>
<b>FREIGHT AND SERVICING MANAGEMENT PLAN</b>				
<b>B38</b>	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	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Operational requirement	<b>Not triggered</b>

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	vehicles) so as to not rely on the kerbside restrictions to conduct the development's business; and (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.			
<b>B39</b>	The Freight and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Noted</li> </ul>	Operational requirement	<b>Not triggered</b>
<b>ROAD SAFETY AUDIT</b>				
<b>B40</b>	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Noted</li> </ul>	To be addressed under CC6 (future CC).	<b>Not triggered</b>
<b>STORMWATER MANAGEMENT SYSTEM</b>				
<b>B41</b>	Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development at the Southern	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Waterloo Metro Quarter over station development Environmental Impact Statement</li> </ul>	Evidence of certification by WSP Civil Associate provided and states design is in accordance with Condition B41 Stormwater management system.	<b>Compliant</b>

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	<p>Precinct and submit it to the satisfaction of the Certifier and Council's Public Domain Unit. The system must:</p> <p>a) be designed by a suitably qualified and experienced person(s);</p> <p>b) be generally in accordance with the conceptual design in the EIS;</p> <p>c) be in accordance with applicable Australian Standards; and</p> <p>d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>	<p>Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020</p> <ul style="list-style-type: none"> <li>WSP Waterloo OSD Southern Precinct, Civil Design Certificate for CC4 – Buildings 3 &amp; 4 – Services and Finishes</li> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> </ul>	<p>Satisfaction of the certifying authority is evidenced by issue of CC4, dated 25/1/2024.</p>	
<b>FLOOD EMERGENCY MANAGEMENT PLAN</b>				
<b>B42</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	<p>Not commenced.</p>	<b>Not triggered</b>
<b>DETAILED PUBLIC ART PLAN</b>				
<b>B43</b>	<p>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:</p> <p>a) provisions to coordinate with the Sydney Metro Public Art Strategy.</p> <p>b) evidence of consultation with the City of Sydney's Public Art Team and City of Sydney Public Art Advisory Panel, including consultation on the final selection of artist.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 &amp; C2 Notification of Commencement, dated 31/3/2023</li> <li>Waterloo Metro Quarter Detailed Public Art Plan, prepared by Tess Allas, Sebastian Goldspink</li> </ul>	<p>Construction commencement for SSD 10437 was notified as 12/4/2023.</p> <p>The Detailed Public Art Plan was sighted during the audit.</p> <p>The Detailed Public Art Plan was submitted to the Planning Secretary on 31/5/2023, within six months of commencement of works (31/3/2023).</p>	<b>Compliant</b>

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	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.	<ul style="list-style-type: none"> <li>and Aillen Sage Architects, undated</li> <li>Letter from DPE RE: Detailed Public Art Plan under Condition V43, dated 30/8/2023</li> </ul>	<p>DPE issued a request for additional information on 21/6/2023.</p> <p>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".</p>	
<b>B44</b>	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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Operational requirement – not triggered during the audit period.	<b>Not triggered</b>
<b>HERITAGE INTERPRETATION</b>				
<b>B45</b>	Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a detailed Heritage Interpretation Plan generally in accordance with the Heritage Interpretation Strategy submitted with the EIS. City of Sydney Council should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo Metro Quarter Over Station Development Heritage Interpretation Plan, Urbis, August 2023</li> <li>DPE Letter RE: Heritage Interpretation Plan - Condition B45, dated 5/9/2023</li> <li>Email from Urbis to City of Sydney Council RE: HIP, dated 25/8/2023</li> </ul>	<p>Construction commencement for SSD 10437 was notified as 12/4/2023.</p> <p>The Heritage Interpretation Plan (HIP) was sighted during the audit.</p> <p>The HIP was submitted to the Planning Secretary on 28/8/2023, within six months of commencement of works (31/3/2023).</p> <p>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)".</p> <p>Section 5.5 of the HIP outlines stakeholder engagement conducted for the HIP and includes details of consultation with City of Sydney Council on 24/8/2023. An email was also sighted</p>	<b>Compliant</b>

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			inviting Council to comment on the HIP on 25/8/2023.	
<b>B46</b>	The Heritage Interpretation Plan is to be implemented prior to the issue of the final occupation certificate.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noted</li> </ul>	Implementation of the HIP had not commenced at the time of the audit.	<b>Not triggered</b>
<b>FLOOD PLANNING LEVELS</b>				
<b>B47</b>	Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the 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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>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</li> <li>B47_PS119449 Southern Building - Flood Assessment, dated 8/8/2023</li> <li>B47_PS119449 Southern Precinct Flood Assessment, dated 2/11/2023</li> <li>B47_WSP Statement PS119449-Southern, dated 31/3/2023</li> <li>B47_WSP_PS119449 Southern Precinct Flood Assessment 20231122, dated 22/11/2023</li> <li>CC1-CC5</li> </ul>	<p>WSP issued a flood addendum for flood planning levels (FPLs), dated 31/3/2023. The addendum reflects the latest flood modelling results and Table 1 indicates minimum FPLs.</p> <p>On 22/11/2023 WSP issued the following Statement of Compliance – “<i>Flood planning levels have been reviewed in accordance with the previously issued flood assessment under letter subject “Flood Planning Levels for Waterloo Metro Quarter Southern Precinct SSD 10437” dated 8 August 2023. The CC4 package the Southern Precinct is not impacted by the associated flood levels requirements</i>”.</p> <p>Satisfaction of the certifying authority is evidenced by issue of Construction Certificates throughout the development.</p> <p>NB: <i>It is not the responsibility of the Independent Auditor, or within the scope of this audit to verify compliance with flood planning levels, which should be confirmed by specialists in that field, or those responsible for preparation of flood modelling and flood reports.</i></p>	<b>Compliant</b>

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<b>STORMWATER QUALITY</b>				
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 <i>Stormwater Management Strategy and Flood Impact Assessment</i> dated 30 September 2020 prepared by WSP Engineers.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• 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</li> <li>• WSP Waterloo OSD Southern Precinct, Civil Design Certificate for CC4 – Buildings 3 &amp; 4 – Services and Finishes</li> <li>• WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> </ul>	Evidence of certification by WSP Civil Associate provided and states design is in accordance with Condition B48 Stormwater Quality requirements. Satisfaction of the certifying authority is evidenced by issue of CC4, dated 25/1/2024.	<b>Compliant</b>
<b>PUBLIC DOMAIN DESIGN</b>				
B49	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit to Council detailed public domain design plans for infrastructure and landscaping 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.</p> <p>A copy of Council's endorsed detailed public domain design plans must be provided to the certifying authority for information.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>The public domain design had not been finalised at the time of the audit; public domain works had not commenced.</p> <p>The design remained with City of Sydney Council for review at the time of the audit.</p>	<b>Not triggered</b>

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<b>PUBLIC DOMAIN WORKS AND DAMAGE BOND</b>				
<b>B50</b>	<p>Prior to commencement of any works within Council's public domain area, the Applicant is to meet the following Council's requirements:</p> <p>a) a Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee).</p> <p>The Council's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee.</p> <p>The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>b) a Public Domain Damage Bond calculated on the basis of 900 square metres of concrete unit paved site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Bond must be submitted as an unconditional</p>	<ul style="list-style-type: none"> <li>B49_Southern Public Domain Damage Bond (receipt), Bond No. 2667339, dated 8/2/2023</li> <li>B49_Southern Public Domain Works Bond (receipt), Bond No. 2667338, dated 8/2/2023</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023</li> <li>WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023</li> <li>Interview with Auditees</li> </ul>	<p>Public domain works had not commenced at the time of the audit.</p> <p>a) Auditees confirmed the public domain works bond has been provided to Council, and receipt was provided as evidence.</p> <p>b) Auditees confirmed the public domain damage bond has been provided to Council, and receipt was provided as evidence.</p> <p>c) Noted.</p> <p>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 includes reference to the following:  <i>"68. Southern Public Domain Damage Bond Receipt prepared by Allianz Insurance</i>  <i>69. Southern Public Domain Damage Bond prepared by Allianz Insurance</i>  <i>70. Southern Public Domain Works Bond Receipt prepared by Allianz Insurance</i>  <i>71. Southern Public Domain Works Bond prepared by Allianz Insurance"</i> – sighted as evidence of submission to the Certifier.</p>	<b>Compliant</b>

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	<p>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).</p> <p>c) all costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's Sydney Streets Technical Specification including amendments and Sydney Streets Code.</p> <p>All works to the Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion.</p> <p>Copy of any receipts of payment of Council's bonds and endorsed plans must be provided to the certifying authority for information.</p>			
<b>PART C PRIOR TO COMMENCEMENT OF WORKS</b>				
<b>NOTIFICATION OF COMMENCEMENT</b>				
<b>C1</b>	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	<ul style="list-style-type: none"> <li>C1 &amp; C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023</li> <li>John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 &amp; C2 Notification of Commencement, dated 31/3/2023</li> </ul>	Date notified of commencement of physical works is <b>12/4/2023</b> , 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.	<b>Compliant</b>
<b>C2</b>	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of proposed commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> <li>C1 &amp; C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023</li> </ul>	Notice of commencement letter is submitted to DPE for each stage of work. Date notified of initial commencement of physical works (CC1) is <b>12/4/2023</b> , as per John Holland letter to DPE, dated	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 &amp; C2 Notification of Commencement, dated 31/3/2023</li> <li>John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 &amp; C2 Notification of Commencement, dated 10/8/2023</li> <li>Submission of Stage 2 Notification of Commencement) Post Approval Form_20230810045543, dated 10/8/2023</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023</li> <li>Interview with Auditees</li> </ul>	<p>31/3/2023, and submitted to DPE on 3/4/2023. Notification was within the 48 hour timeframe.</p> <p>Letter to DPE includes notification for the following stages:</p> <ul style="list-style-type: none"> <li>Stage 1: Site establishment</li> <li>Stage 2: Piling, Retention, In Ground Services &amp; Tree Removal</li> <li>Stage 3: Structure Works</li> <li>Stage 4: Envelope</li> <li>Stage 5: Services &amp; Finishes</li> <li>Stage 6: Public Domain</li> </ul> <p>Stage 2 (CC2) Notification of Commencement sighted, dated 10/8/2023 (Piling, Retention, In Ground Services), and submitted to DPE on 10/8/2023.</p>	
<b>ACCESS TO INFORMATION</b>				
<b>C3</b>	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>	<ul style="list-style-type: none"> <li>Project website: <a href="#">Home - Waterloo Integrated Station Development (wisd.com.au)</a></li> <li>Interview with Auditees</li> </ul>	<p>a)</p> <ul style="list-style-type: none"> <li>(i) Link to Condition A2 Documents on website verified</li> <li>(ii) Each SSD approval sighted on the planning website provided</li> <li>(iii) Documents – CEMP &amp; Sub-Plans available &amp; current</li> </ul>	<b>Compliant</b>

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	<ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <ul style="list-style-type: none"> <li>b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> <li>c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</li> </ul>		<ul style="list-style-type: none"> <li>(iv) N/A – No performance reporting triggered</li> <li>(v) There is no requirement for reporting of monitoring results set out in the CEMP &amp; Sub-Plans</li> <li>(vi) A summary of the stage of the development was on the website and current.</li> <li>(vii) 1800 number and project email address provided</li> <li>(viii) Complaints Register current and on website</li> <li>(ix) N/A – No audit reports prepared to date</li> <li>(x) N/A – No other matters known to be required by the Planning Secretary</li> </ul> <ul style="list-style-type: none"> <li>b) The website is updated monthly No other matters known to require upload to the project website.</li> </ul>	

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<b>SURVEY CERTIFICATE</b>				
<b>C4</b>	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.	<ul style="list-style-type: none"> <li>Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023</li> <li>WMQ Southern CC2 Load Bearing Structure, 22/8/2023</li> </ul>	<p>Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023 sighted &amp; states: <i>"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"</i>.</p> <p>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).</p>	<b>Compliant</b>
<b>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</b>				
<b>C5</b>	<p>Prior to the commencement of works, the Applicant must:</p> <p>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy to the Certifier, Planning Secretary and Council; and</p> <p>c) ensure all street trees directly outside the site not approved for removal are retained and protected in</p>	<ul style="list-style-type: none"> <li>Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023</li> <li>Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023</li> <li>C5 &amp; C9_DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23</li> <li>John Holland Letter RE: Condition C5(a) Protection of</li> </ul>	<p>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 <i>"Combined DBYD Enquiries as per DA Condition C5 prepared by DBYD"</i> (Item 37).</p> <p>b) Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted. C5 &amp; C9 submission to the Planning Portal sighted, dated 29/1/2023.</p>	<b>Compliant</b>

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	accordance with the Australian Standard 4970 Protection of Trees on Development Sites.	<p>Public Infrastructure and Street Trees, dated 9/3/2023</p> <ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023</li> <li>• WMQ Southern CC2 Load Bearing Structure, 22/8/2023</li> <li>• John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023</li> </ul>	<p>Condition C5 submission to Council sighted, dated 25/1/2023.</p> <p>Submission to DPE &amp; Council was prior to commencement of works on 21/4/2023 in compliance with Condition C5.</p> <p>John Holland letter, dated 3/2/2023 sighted confirming that <i>“John Holland and all of John Holland’s employees will ensure all street trees outside the site not approved for removal are retained and protected in accordance with AS4970 Protection of Trees on Development Sites”</i>.</p> <p>McKenzie Notice of Commencement (NOC) refers to Demlakian Dilapidation Reports for Botany Road 18/8/20, Cope Street 18/8/20, Waterloo Congregational Church, 24/1/23 as per Conditions C5 &amp; C9 (Items 7-13) (evidence of submission to the Certifier).</p> <p>c) there are no street trees known to require protection.</p>	
<b>UTILITIES AND SERVICES</b>				
<b>C6</b>	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> <li>• AN-21263 - Certified Design</li> <li>• AN-22074 - Certified Design</li> <li>• AN-22728 - Certified Design</li> <li>• CASE191252PW[3]_Stamped</li> <li>• CASE191252PW_ITP_Stamped</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• John Holland Letter regarding Condition C6 Utilities and Services, dated 9/3/2023</li> </ul>	<p>Utility works to date includes watermain installation (Sydney Water) and HV installation (Ausgrid).</p> <p>Approved plans from Sydney Water and Ausgrid were sighted.</p> <p>The NOC refers to a Letter regarding DA Condition C6 prepared by John Holland dated 9/3/2023. The letter confirms <i>“there are no offsite utilities works associated with the development carried out under</i></p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul>	<p><i>the Pre Commencement Scope of Works</i>".</p> <p>No new utilities works commenced within the audit period.</p>	
<b>C7</b>	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul>	Above ground works commenced in around November 2023. Refer to Condition C6 for evidence of advice from authorities.	<b>Compliant</b>
<b>DIAL BEFORE YOU DIG SERVICE</b>				
<b>C8</b>	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that proposed excavation will not conflict with any underground utility services.	<ul style="list-style-type: none"> <li>DBYD Job No 33207153 (18/1/23-18/4/23)</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023</li> </ul>	<p>No excavation has been required, limited to 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 affected and consultation with the relevant authorities is not required. NOC refers to "<i>Combined DBYD Enquiries as per DA Condition C5 prepared by DBYD</i>" (Item 37), indicating satisfaction of the Certifier.</p> <p>No new excavations commenced during the audit period.</p>	<b>Compliant</b>
<b>PRE-CONSTRUCTION DILAPIDATION REPORTS</b>				
<b>C9</b>	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	<ul style="list-style-type: none"> <li>Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023</li> <li>Demlakian Consulting Engineers Dilapidation Report – Waterloo</li> </ul>	Dilapidation Reports of the Council/ Public Infrastructure and Waterloo Congregational Church sighted. C5 & C9 submission to the Planning Portal sighted, dated 29/1/2023.	<b>Compliant</b>

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	<p>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'.</p> <p>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.</p>	<p>Congregational Church, 103 Botany Road, 24/1/2023</p> <ul style="list-style-type: none"> <li>• C5 &amp; C9_DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23</li> <li>• John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023</li> <li>• Interview with Auditees</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023</li> <li>• WMQ Southern CC2 Load Bearing Structure, 22/8/2023</li> <li>• John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023</li> <li>• RBG (Structural Engineer) Zone of Influence Confirmation, SSD Condition C9, dated 13/12/2022</li> <li>• John Holland Email to J. Cho of the church providing dilap report, dated 17/10/23</li> </ul>	<p>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 &amp; public domain, and the new metro station box (however Metro to confirm if this is required to be included).</p> <p>Evidence of submission of the Dilapidation 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, &amp; Station Team Post Works Inspection, dated 21/7/2023.</p>	
<b>C10</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>No access denied for undertaking a Pre-Construction Dilapidation Report.</p>	<b>Not triggered</b>

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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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No known damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like.	<b>Not triggered</b>
<b>COMPLIANCE</b>				
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Project induction</li> </ul>	JHG confirmation that conditions of consent form part of the documentation in subcontractor contracts (confidential) and in the project induction.	<b>Compliant</b>
<b>COMMUNITY COMMUNICATION STRATEGY</b>				
C13	<p>Prior to the commencement of works, the Applicant must either:</p> <p>a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or</p> <p>b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must:</p> <p>(i) identify people to be consulted during the design and construction phases;</p>	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 8.0, dated 15/7/2024</li> <li>Interview with Auditees</li> </ul>	<p>a) The CSSI approved CCS was amended. The project was not responsible for Council consultation.</p> <p>b) N/A (see (a)).</p>	<b>Compliant</b>

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	(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: <ul style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul>			
<b>C14</b>	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul style="list-style-type: none"> <li>DPE Submission CCS: C13_Post Approval Form_20221122000625.pdf</li> </ul>	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.	<b>Compliant</b>
<b>C15</b>	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> <li>DPE Approval of CCS (Rev 5.1, 5/12/2022): C13_Approval of Plan Strategy or Study_13122022_013544, Letter dated 13/12/2022</li> </ul>	DPE Letter of approval of the CCS sighted, dated 13/12/2022. Approval was prior to commencement of Construction on 12/4/2023.	<b>Compliant</b>
<b>C16</b>	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Complaint Register - February 2023 - September 2023 – Southern Precinct</li> <li>Site inspection 23/8/2024</li> </ul>	The CCS was revised to Rev 8.0 in July 2024 to incorporate MOD-3 changes. The CCS was submitted to DPHI, who acknowledged receipt of the document in a portal email dated 22/7/2024.	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>• Interview with Auditees Stakeholder &amp; Communications Manager</li> <li>• Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 8.0, dated 15/7/2024</li> <li>• DPHI Portal Receipt / Email RE: Updated CCS, dated 22/7/2024</li> <li>• SSD 10437 MOD-3, dated 3/7/2024</li> <li>• CNVMP Approval, dated 9/3/3024</li> <li>• Email from WLD to Waterloo Congregational Church (WCC) RE: Extension of Construction Hours, dated 11/7/2024 &amp; WCC response, dated 18/7/2024</li> </ul>	<p>Section 10.1 of the CCS sets out approvals and communication timeframes.</p> <p>The CCS has been uploaded to the Waterloo Metro Quarter (WMQ) website. Project contact details are displayed on the project hoarding as required.</p> <p>Letterbox notifications are available on the Sydney Metro website.</p> <p>A Stakeholder &amp; Community Manager has been engaged and was interviewed during the audit. Weekly E-News is distributed via Consultation Manager &amp; Monthly notifications via letterbox drop &amp; uploaded to the Sydney Metro website. Notifications covers both the ISD and OSD.</p> <p>The communication and complaints management process was discussed with the Stakeholder &amp; Communications Manager. In accordance with the CCS all complaints must be responded to within 2 hours and closed out within 48 hours. Complaint data is uploaded to the project website in the Complaints Register.</p> <p>Response time is tracked in Consultation Manager. In the case of the complaint received within the audit period (refer commentary below) the complaint was answered by the 1800 number and responded to immediately.</p> <p>One complaint was received from a resident on Wellington Street during the audit period on 12/7/2024. The complaint was regarding a concrete pour extended</p>	

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			<p>beyond 6pm, which was allowable under the MOD-3 approval which allows concrete pours until 10pm on 2 occasions per calendar month. A notification was issued to the resident prior to the works occurring (including reference to the new approved working hours), and the Construction Noise and Vibration Management Plan (CNVMP) (MOD-3) was approved prior to the OOHW occurring (approval dated 9/7/2024).</p> <p>Redwatch is a Waterloo Social Housing Group. Project representatives including Comms attend Redwatch meetings monthly. Comms also attends Ozharvest Outreach monthly.</p> <p>Quarterly information sessions are held at a local café.</p> <p>A Community Day was held in February 2024 – Summer on the Green and included an OSD stand.</p> <p>Pet Day was held on 27/7/2024 and the project contributed to running of the day.</p> <p>The Stakeholder &amp; Communications Manager maintains an ongoing good relationship with the church directly adjacent to the development which will be open some evenings and Sundays (not during approved construction hours).</p> <p>A Community Agreement with the church was established as part of the MOD-3 approval – Refer to Condition D5 for details. The project was in the final stage of getting approval for 'works in kind' to</p>	

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			integrate the church into the precinct, which would mainly involve landscaping.	
<b>COMMUNITY CONSULTATIVE COMMITTEE</b>				
C17	<p>Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended or augmented in accordance with this consent, prior to the commencement of works, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i>. The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The CCC is an advisory committee only.</li> <li>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	<p>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.</p>	<b>Not triggered</b>
<b>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN</b>				
C18	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Pedestrian and Traffic Management Plan (CPTMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CPTMP must be prepared in consultation with the Sydney Coordination Office within TfNSW, and submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority; or</p> <p>b) prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The</p>	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> </ul>	<p>a) N/A</p> <p>b) CPTMP Rev11 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</p>	<b>Compliant</b>

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	<p>CPTMP shall specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>(i) a description of the development;</li> <li>(ii) location of any proposed work zone(s);</li> <li>(iii) details of crane arrangements including location of any crane(s) and crane movement plan;</li> <li>(iv) haulage routes;</li> <li>(v) proposed construction hours;</li> <li>(vi) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;</li> <li>(vii) construction vehicle access arrangements;</li> <li>(viii) construction program and construction methodology, including any construction staging;</li> <li>(ix) a detailed plan of any proposed hoarding and/or scaffolding;</li> <li>(x) measures to avoid construction worker vehicle movements within the precinct;</li> <li>(xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest;</li> <li>(xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and</li> <li>(xiii) identify the cumulative construction activities of the development and other projects within or</li> </ul>	<ul style="list-style-type: none"> <li>• C18_Post Approval Form_20230201 234105, Basement Car Park Detailed Design SSDA - SSD-10438-PA-10, CPTMP TfNSW Submission, dated 1/2/2023</li> <li>• TfNSW CPTMP Endorsement Letter, dated 14/2/2023</li> <li>• Email correspondence between PTC (Traffic Engineer), TfNSW Customer Journey Planning (CJP) / SCO &amp; JHG RE: Waterloo Metro OSD SSD 10437 &amp; 10438 – Combined CPTMP for review and approval, dated 22/12/22-2/2/23</li> <li>• Interview with Auditees</li> <li>• Interview with Stakeholder &amp; Communications Manager</li> </ul>	<p><i>raised during this consultation process have been discussed and incorporated into this construction stage CPTMP”.</i></p> <ul style="list-style-type: none"> <li>i) Section 4 &amp; 5</li> <li>ii) Section 8.11, 9.11</li> <li>iii) Section 8.4.1.1, 9.4.1.1</li> <li>iv) Section 8.10.2 &amp; 9.10.2</li> <li>v) Section 8.2.4 &amp; 9.2.4</li> <li>vi) Section 10.2 &amp; 10.3</li> <li>vii) Section 8.4 &amp; 9.4</li> <li>viii) Section 8.2.3 &amp; 9.2</li> <li>ix) Section 8.4.1.2 &amp; 9.4.1.2</li> <li>x) Sections 8 &amp; 9</li> <li>xi) Section 8.2.3 &amp; 9.2.23</li> <li>xii) Sections 8 &amp; 9</li> <li>xiii) Section 8.2.3 &amp; 9.2.3</li> </ul> <ul style="list-style-type: none"> <li>c) Evidence of CPTMP submission to SCO sighted, dated 1/2/2023 &amp; Endorsement Letter, dated 14/2/2023.</li> <li>d) The Stakeholder &amp; Comms Manager confirmed the 1800 number is provided via the project notification process and during doorknocking, drop card etc. TfNSW &amp; CoS Council are all included on the weekly notification email, which includes the 1800 number.</li> <li>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 CPTMP (Item 4), Email</li> </ul>	

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	<p>around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement;</p> <p>d) Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and</p> <p>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</p>		<p>correspondence with TfNSW, dated 14/2/23 (Item 43), Letter from JHG RE C18, dated 15/2/2023 (Item 48) &amp; Submission to NSW DPE (Item 57) (evidence of submission to the Certifier).</p> <p><b>NB:</b> The CTPMP is combined for SSD 10347 &amp; SSD 10438.</p>	
<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b>				
<b>C19</b>	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Environmental Management Plan (CEMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CEMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority, or</p> <p>b) prepare a Construction Framework Environmental Management Plan (CFEMP) for the development, independent of the CEMP approved with the CSSI station works. The CFEMP must be submitted for</p>	<ul style="list-style-type: none"> <li>Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024</li> <li>Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023</li> <li>CFEMP Section 3 Compliance Matrix</li> </ul>	<p>a) N/A</p> <p>b) CFEMP Rev 01, dated 10/7/2024 sighted (updated for MOD 4). 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.</p>	<b>Compliant</b>

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	<p>approval to the Planning Secretary and a copy provided to the Certifying Authority. The CFEMP must:</p> <ul style="list-style-type: none"> <li>(i) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;</li> <li>(ii) describe all activities to be undertaken on the site during site establishment and construction of the development;</li> <li>(iii) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;</li> <li>(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;</li> <li>(v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;</li> <li>(vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</li> <li>(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;</li> <li>(viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and</li> </ul>	<ul style="list-style-type: none"> <li>• DPE CEMP &amp; Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23</li> <li>• C19_Post Approval Form_20230108 222356 CEMP Submission to DPE, dated 8/1/2023 (SSD-10437-PA-8)</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>i) Section 5.2.2</li> <li>ii) Section 6.2</li> <li>iii) Section 6</li> <li>iv) Appendix 2</li> <li>v) Section 8</li> <li>vi) Section 7.3</li> <li>vii) Section 11</li> <li>viii) Section 8</li> <li>ix) Section 9.3</li> </ul>	

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	(ix) include arrangements for community consultation and complaints handling procedures during construction.			
<b>C20</b>	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Auditees confirmed there have been no inconsistencies between the consent and the CFEMP.	<b>Not triggered</b>
<b>C21</b>	<p>The CFEMP and any associated Sub-Plans should be revised:</p> <p>a) at each key stage of the works;</p> <p>b) in response to future development consents;</p> <p>c) in response to major changes in site conditions or work methods; and</p> <p>d) in support of licence variations as necessary.</p>	<ul style="list-style-type: none"> <li>Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024</li> <li>Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevJ 28/6/2024</li> <li>Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&amp;G RevD, dated 2/7/2024</li> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024</li> <li>Interview with Auditees</li> </ul>	The CFEMP and Sub-plans were revised in July 2024 to incorporate the Southern Precinct MOD3 The Department acknowledged receipt of the revised Plans and approved the CNVMP.	<b>Compliant</b>
<b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</b>				
<b>C22</b>	Prior to the commencement of any earthwork or construction, the Applicant shall:	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and</li> </ul>	<p>a) N/A</p> <p>b) CNVMP, RevH 28/4/2023 sighted.</p>	<b>Compliant</b>

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	<p>a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority, or</p> <p>b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. The CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority. The Sub-Plan must include:</p> <p>(i) identification of the specific activities that will be carried out and associated noise sources at the premises;</p> <p>(ii) identification of all potentially affected sensitive residential receiver locations</p> <p>(iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS</p> <p>(iv) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval</p> <p>(v) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from</p>	<p>Vibration Management Plan (CNVMP), RevI 8/7/2024</p> <ul style="list-style-type: none"> <li>DPE CEMP &amp; Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>C22_Post Approval Form_20230116 213655 (SSD-10437-PA-9) Construction Noise and Vibration Management Plan, dated 16/1/2023</li> </ul>	<p>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).</p> <p>i) Section 1 &amp; 5.4  ii) Section 2.2  iii) Section 3, 3.2 &amp; 3.3  iv) Section 4  v) Section 5 &amp; 7  vi) Section 8  vii) Section 8, 8.4 &amp; 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 &amp; 8  xv) Section 8.8  xvi) Section 8.5</p> <p>Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevI 28/6/2024 and verified to include provision for the MOD-3 extended construction hours.</p>	

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	<p>the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;</p> <p>(vi) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts;</p> <p>(vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</p> <p>(viii) where objectives cannot be met, additional measures including, but not necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p> <p>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the</p>			

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	<p>outcome is consistent with best practice;</p> <p>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p> <p>(xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan;</p> <p>(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(xiii) measures to monitor noise performance and respond to complaints;</p> <p>(xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(xv) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p> <p>(xvii) <b>amendments and updates in relation to the approved extended</b></p>			

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	<p>construction hours in Condition D5 including inclusion of the noise management strategies identified in Section 8 of the Construction Noise and Vibration Impact Assessment for OOH Works dated 15 May 2024 prepared by Stantec.</p> <p>c) prior to carrying out any works under Conditions D5(c) to (f), an amended Construction Noise and Vibration Management Sub-Plan (CNVMP) must be prepared, and a copy submitted to the satisfaction of the Planning Secretary and a copy be submitted to the Certifying Authority. The Amended Sub-Plan shall incorporate procedures for:</p> <p>(i) a program of regular, no less frequent than monthly intervals, of attendant noise monitoring at the identified noise sensitive receivers during extended construction hours approved under Condition D5</p> <p>(ii) an additional long-term noise monitor to be installed at the southern end of the construction site as identified in Figure 4 of the Construction Noise and Vibration Impact Assessment for OOH Works dated 15 May 2024 prepared by Stantec</p> <p>(iii) the results of the above attendant and long-term monitoring shall be used by the project environmental representative to identify all feasible measures to reduce noise related impacts of these works. Records of</p>			

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	the monitoring and response by the acoustic consultant and project team, as well as complaints register and response, are to be provided to the Planning Secretary upon request.			
<b>AIR QUALITY MANAGEMENT SUB-PLAN</b>				
<b>C23</b>	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. The AQMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(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);</p> <p>(ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</p> <p>(iii) mission statement;</p> <p>(iv) dust and VOCs/odour management strategies consisting of:</p> <ul style="list-style-type: none"> <li>objectives and targets;</li> </ul>	<ul style="list-style-type: none"> <li>Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 9/3/2023</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>C23-C25_Post Approval Form_20230203 040251 (SSD-10437-PA-4), Air Quality Management Sub-Plan, dated 3/2/2023</li> </ul>	<p>a) N/A</p> <p>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&amp;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.</p> <p>i) Sections 2-7</p> <p>ii) AQMP01, Appendix B</p> <p>iii) Section 1.3</p> <p>iv) Section 5.3 &amp; AQMP01, Appendix B</p> <p>v) Section 5.4</p> <p>vi) AQMP07, Appendix B</p> <p>vii) AQMP08, Appendix B</p>	<b>Compliant</b>

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	<ul style="list-style-type: none"> <li>risk assessment;</li> <li>suppression improvement plan.</li> </ul> (v) monitoring requirements including assigning responsibility (for all employees and contractors); (vi) communication strategy; and (vii) system and performance review for continuous improvements.			
<b>C24</b>	The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	<ul style="list-style-type: none"> <li>Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&amp;G RevD, dated 2/7/2024</li> </ul>	Refer AQMP Section 5.3 & AQMP01, Appendix B.	<b>Compliant</b>
<b>C25</b>	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<ul style="list-style-type: none"> <li>Reactive Air Quality &amp; Odour Management Plan (RAQOMP)</li> </ul>	Refer AQMP AQMP04, Appendix B.	<b>Compliant</b>
<b>CONSTRUCTION WASTE MANAGEMENT SUB-PLAN</b>				
<b>C26</b>	Prior to the commencement of any earthwork or construction, the Applicant shall: <ol style="list-style-type: none"> <li>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</li> <li>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</li> </ol>	<ul style="list-style-type: none"> <li>Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23</li> </ul>	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).	<b>Compliant</b>

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	<p>for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <ul style="list-style-type: none"> <li>(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";</li> <li>(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;</li> <li>(iii) procedures for minimising the movement of waste material around the site and double handling;</li> <li>(iv) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour;</li> <li>(v) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</li> <li>(vi) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;</li> <li>(vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> <li>• a traffic plan showing transport routes within the site;</li> <li>• a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• C26_Post Approval Form_20230202214737 (SSD-10437-PA-12) (CWMP Submission to DPE), dated 2/2/23</li> </ul>	<p>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.</p> <ul style="list-style-type: none"> <li>i) Section 5.4.2</li> <li>ii) Section 5.5.2</li> <li>iii) Section 5.5.1, 5.5.2, 5.8, 5.9</li> <li>iv) Section 5.4.2</li> <li>v) Section 5.8 &amp; 5.9</li> <li>vi) Section 5.9</li> <li>vii) Figure 4, Figure 5, Section 5.7</li> <li>viii) Section 5.4.2</li> </ul>	

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	<ul style="list-style-type: none"> <li>the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul>			
<b>CONSTRUCTION PARKING</b>				
<b>C27</b>	Prior to the commencement of construction, the Applicant must submit to the Certifying Authority evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>Letter from PTC (Traffic Engineer) RE: Condition C27 Construction Parking, SSD 10437 dated 24 March 2023</li> </ul>	Letter from PTC (Traffic Engineer) confirms the CPTMP addresses Condition C27 of SSD 10437 and provides examples. The letter states <i>“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”</i> . McKenzie Notice of Commencement (NOC) refers to Letter regarding DA Condition C27 prepared by PTC dated 24 March 2023 (Item 49) (evidence of submission to the Certifier).	<b>Compliant</b>
<b>BARRICADE PERMIT</b>				
<b>C28</b>	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>01 Water Filled Barriers Botany Road - TA.2023.864</li> <li>02 Layback Wellington Street - TA.2023.832</li> </ul>	<p>Barricade permits had been obtained for various construction activities including:</p> <ul style="list-style-type: none"> <li>Water Filled Barriers Botany Road between Raglan St &amp; Wellington St</li> <li>Layback Wellington Street</li> <li>Layback Botany Road</li> </ul> <p>City of Sydney Temporary Works Approvals sighted as evidence.</p> <p>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.</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>03 Layback Botany Road - TA.2023.960</li> <li>City of Sydney Temporary Works Approval TA/2023/864, dated 1/6/23 (Approval from 5/6/23-24/6/23)</li> <li>City of Sydney Temporary Works Approval TA/2023/832, dated 14/6/23 (Approval from 19/6/23-17/1/23)</li> <li>City of Sydney Temporary Works Approval TA/2023/960, dated 14/6/23 (Approval from 31/7/23-4/9/24)</li> <li>83 Botany Rd - Parking lane and footpath Night ROL 9/10/2023</li> <li>83 Botany Rd - Parking lane and footpath Night ROL 10/9/2023</li> </ul>	<p>At the time of the audit a Temporary Works Permit was active for works on Wellington Street and included:</p> <ul style="list-style-type: none"> <li>- Lane closure</li> <li>- Footpath closure</li> <li>- Hoist permit (for transformer to be lifted into the building)</li> <li>- Pedestrian diversion</li> </ul>	
<b>HOARDING</b>				
<b>C29</b>	<p>Unless already carried out under CSSI 7400 for the relevant street frontages and duration of the development, a separate application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <p>a) architectural, construction and structural details of the design as well as any proposed artwork</p> <p>b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</p>	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024</li> <li>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>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 &amp; Wellington Street</li> </ul>	<p>Hoarding has been installed on the Botany Road and Wellington Street Frontages.</p> <p>An application under section 138 of the <i>Roads Act 1993</i> was made to City of Sydney Council to erect a B Class hoarding on a public road.</p> <p>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).</p> <p>Hoarding Certification (Structural), 49 Botany Road sighted, sighted 1/2/2024.</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>CoS Hoarding Works Approval – B/2023/187, dated 18/8/23</li> <li>CoS Hoarding Certification (Structural), 49 Botany Road, B-Class hoarding, Approved, 1/2/2024</li> </ul>	Wellington Street – B-Class hoarding to be extended to private land.	
<b>C30</b>	Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.	<ul style="list-style-type: none"> <li>EA &amp; Associates Inspection certificate – Class A Hoarding, 83 Botany Road Waterloo, dated 16/12/2023</li> <li>City of Sydney Council Hoarding &amp; scaffolding inspection &amp; certification, dated 16/12/2023</li> <li>Command Pacific Consulting Engineers, Inspection Certificate – various A &amp; B-Class Hoardings, 83 Botany Road, dated 1/2/2024</li> </ul>	<p>Hoarding has been installed on the Botany Road and Wellington Street Frontages.</p> <p>A-Class hoarding was erected at 83 Botany Road and inspection certificates sighted, dated 16/12/2023.</p> <p>An inspection certificates for various A &amp; B-Class Hoardings was sighted, dated 1/2/2024.</p> <p>Hoarding Permit Application, Works Approval from City of Sydney Council and Structural Works Inspection Certificate sighted.</p>	<b>Compliant</b>
<b>MECHANICAL VENTILATION</b>				
<b>C31</b>	All mechanical ventilation systems must be installed in accordance with the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings – Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the relevant Construction Certificate.	<ul style="list-style-type: none"> <li>WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024</li> </ul>	N/A	<b>Not triggered</b>
<b>OUTDOOR LIGHTING</b>				
<b>C32</b>	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the	Noted	No permanent outdoor lighting installed. To be satisfied with CC6 – public domain.	<b>Not triggered</b>

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	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.			
<b>AIRSPACE PROTECTION</b>				
<b>C33</b>	The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSY-CA-146.	<ul style="list-style-type: none"> <li>C33_Controlled Activity Commencing YSY-CA-146, dated 13/3/2023</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Email to Airservices, dated 13/3/2023 advises that a controlled activity will be commencing on 20/3/2023. Controlled activity reference is YSY-CA-146. Email was within 3 day timeframe as required by Condition C33.	<b>Compliant</b>
<b>C34</b>	Separate approval must be sought under the <i>Airports (Protection of Airspace) Regulations 1996</i> 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 <i>Airports (Protection of Airspace) Regulations</i> . Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.	<ul style="list-style-type: none"> <li>C33_Controlled Activity Commencing YSY-CA-146, dated 13/3/2023</li> <li>DITRDCA, Crane Operation Approval TC4, dated 12/5/2023</li> <li>DITRDCA, Crane Operation Approval TC5, dated 12/5/2023</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	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 <i>Airports (Protection of Airspace) Regulations 1996</i> , dated 12/5/2023 sighted. Approval for Crane Operation – Luffing Tower Crane (TC4). DITRDCA Decision under the <i>Airports (Protection of Airspace) Regulations 1996</i> , dated 12/5/2023 sighted. Approval for Crane Operation – Luffing Tower Crane (TC5).	<b>Compliant</b>

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<b>PUBLIC LIABILITY INSURANCE</b>				
<b>C35</b>	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• JHG Public &amp; Completed Operations/Products Liability Certificate, Marsh, Exp 30/4/2025</li> <li>• John Holland Email to M. Burge CoS Council RE Public and Products Liability Certificate TfNSW Sydney Metro City Southwest, dated 15/12/2023</li> </ul>	<p>Evidence provided from JHG states WLD is covered by Sydney Metro's Public and Products Liability Insurance.</p> <p>McKenzie Notice of Commencement (NOC) refers to Email Correspondence regarding Consent Condition C35 prepared McKenzie Group Consulting (NSW) dated 30 November 2022 (Item 15) &amp; 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).</p> <p>PL Insurance Certificate sighted, Exp 30/4/2025.</p> <p>Evidence of submission to Council, dated 15/12/2023 sighted (prior to commencement of construction).</p>	<b>Compliant</b>
<b>REMEDATION – UNEXPECTED FINDS PROTOCOL</b>				
<b>C36</b>	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	<ul style="list-style-type: none"> <li>• Soil and Water Management Procedure (CEMP Appendix 5)</li> <li>• Interim Audit Advice Letter No.2 Review of UFP prepared by Ramboll dated, 11 January 2023</li> <li>• McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023</li> <li>• Interview with Auditees</li> </ul>	<p>An Unexpected Finds Protocol is included in the Soil and Water Management Procedure (CEMP Appendix 5) and outlines contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.</p> <p>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.</p> <p>McKenzie Notice of Commencement (NOC) SSD 10437, Item 33 Interim</p>	<b>Compliant</b>

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			Advice, makes reference to the review and endorsement of the UFP, evidence of submission to the Certifier.	
<b>REMEDATION – SITE AUDITOR</b>				
<b>C37</b>	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to independently review the implementation and validation of the remediation works.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Ramboll Interim Audit Advice Letter No.1 Auditor Engagement and Contamination Audit Process, dated 21/11/2022</li> <li>• C37_Post Approval Form_20221122 001331 (SSD-10437-PA-5), Site Auditor Evidence of Engagement, dated 22/11/2022</li> </ul>	Ramboll Interim Advice confirms Tom Onus, NSW Environmental Protection Authority (EPA) accredited Contaminated Sites Auditor, has been engaged by WL Developer Pty Ltd (WL Developer) to conduct an Audit (TO-103) under the NSW <i>Contaminated Land Management Act 1997</i> (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).	<b>Compliant</b>
<b>C38</b>	The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	<ul style="list-style-type: none"> <li>• JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> <li>• Interview with Auditees</li> </ul>	The majority of remediation works are complete however remaining landscaped materials imported to the site are required to be assessed in accordance with the RAP are left to be installed. Refer D27 for evidence of RAP implementation.	<b>Compliant</b>
<b>REMEDATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT</b>				
<b>C39</b>	Upon completion of the remediation works and prior to the <b>completion of the structure</b> within the land affected by contamination as identified in Figure 3 - Southern Precinct of the Contaminated Sites Strategy Report prepared by Douglas Partners dated 30 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	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul>	Remediation works were not yet complete at the time of the audit. Remediation is limited to the verification of imported materials for landscaping.	<b>Not triggered</b>

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	demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.			
<b>REMEDIATION – VALIDATION REPORT</b>				
<b>C40</b>	Within one month following the completion of the remediation works for the development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul>	Remediation works were not yet complete at the time of the audit. Remediation is limited to the verification of imported materials for landscaping.	<b>Not triggered</b>
<b>PART D DURING CONSTRUCTION</b>				
<b>APPROVED PLANS TO BE ONSITE</b>				
<b>D1</b>	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> <li>Site inspection</li> </ul>	Approved plans were available on site.	<b>Compliant</b>
<b>SITE NOTICE</b>				
<b>D2</b>	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: <ol style="list-style-type: none"> <li>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;</li> <li>the notice is to be durable and weatherproof and is to be displayed throughout the works period</li> </ol>	<ul style="list-style-type: none"> <li>Site inspection</li> </ul>	A Site Notice was displayed on the hoarding at the Botany Road access and was compliant with Condition D2.	<b>Compliant</b>

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	<p>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</p> <p>d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>			
<b>HOURS OF CONSTRUCTION</b>				
D3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 7:30am and 6pm, Saturdays.</p>	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• CNVMP, RevJ, Section 1, 6/12/2023</li> <li>• Interview with Auditees</li> <li>• Project Induction – DA hours included</li> <li>• Pre-Start – DA hours included</li> <li>• Site inspection</li> <li>• DPPI Warning Letter SSD 10437, dated 14/2/2024</li> <li>• SSD 10437 MOD-3, dated 3/7/2024</li> <li>•</li> </ul>	<p>Approved construction hours are written into subcontractor contracts and included in project induction material.</p> <p>Condition D3 is enforced by JHG Supervisors during regular communication with contractors and subcontractors.</p> <p>There have been no instances of work outside of approved hours during the audit period.</p> <p>An application for MOD-3 was approved by the Department on 3/7/2024. MOD-3 includes additional allowance for out of hours work (OOHW), beyond that allowed under SSD 10437 Conditions D5 and D6, i.e.:</p> <ul style="list-style-type: none"> <li>• Extension of general construction works on Saturdays between 3:30pm to 6pm.</li> <li>• Concrete pours or finishing works may finish after 6pm and no later than 10pm on up to 2 occasions per calendar month.</li> </ul>	Compliant

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			<ul style="list-style-type: none"> <li>Crane dismantling between 8am and 5pm on Sunday for a maximum of two Sundays over the duration of the project</li> <li>Internal fit-out and services works: 24 hours once façade is installed.</li> </ul>	
D4	Except as permitted in Condition D5 no, No-work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> <li>Project Induction – DA hours included</li> <li>Pre-Start – DA hours included</li> <li>Notice displayed on the site hoarding (verified on site)</li> </ul>	<p>Approved construction hours are written into subcontractor contracts and included in project induction material.</p> <p>Condition D4 is enforced by JHG Supervisors during regular communication with contractors and subcontractors.</p> <p>There have been no instances of work outside of approved hours during the project under Condition D4.</p>	Compliant
D5	<p>Work/Activities may be undertaken outside of these hours if required the hours specified in Conditions D3 and D4 under the following circumstances:</p> <p>a) If required by the Police or a public authority for the delivery or removal of vehicles, plant or materials; or</p> <p>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm, or</p> <p>c) If a relevant utility service operator has advised the Applicant in writing that carrying out the works and activities would result in a high risk to the operation and integrity of the utility network, or</p> <p>d) concrete pours or finishing works may finish after 6pm and no later than 10pm Monday to Friday on a maximum of two occasions per calendar month, or</p> <p>e) hoist and crane climbing or dismantling between 8am and 5pm on Sunday for a maximum of two Sundays</p>	<ul style="list-style-type: none"> <li>CNVMP, Section 5.2.2</li> <li>Interview with Auditees</li> <li>WLD Complaints Register</li> <li>JHG email to DPE RE: Waterloo MQD - SSD 10437 - Condition D5, dated 16/8/2023</li> <li>CNVMP Approval, dated 9/3/3024</li> <li>SSD 10437 MOD-3, dated 3/7/2024</li> <li>Email from WLD to Waterloo Congregational Church (WCC) RE: Extension of Construction Hours, dated 11/7/2024 &amp; WCC response, dated 18/7/2024</li> <li>WLD Meeting Minutes: Waterloo Congregational Church - Update/ Briefing, dated 17/4/2024</li> </ul>	<p>There were no emergency works conducted during the audit period.</p> <p>Condition D5 (d) was triggered on one occasion on 12/7/2024 when a concrete pour on Wellington Street extended beyond 6pm. The works were allowable under the MOD-3 approval Condition D5(d) which allows concrete pours M-F until 10pm on 2 occasions per calendar month. A notification was issued to the resident prior to the works occurring (including reference to the new approved working hours), and the CNVMP (MOD-3) was approved prior to the OOHW occurring (CNVMP approval dated 9/7/2024).</p> <p>A Community Agreement with the Waterloo Congregational Church (WCC)</p>	Compliant

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	<p>over the duration of the project where it can be demonstrated that the work cannot be undertaken during the standard construction hours in Condition D3, or</p> <p>f) internal fit-out and services installation/commissioning up to 24 hours a day (excluding Sunday and public holidays) behind a closed facade capable of achieving a minimum of 30dB(A) noise reduction from the equipment used and subject to the use of the goods lifts only.</p>		<p>was established as part of the MOD-3 approval. On 11/7/2024 WLD emailed WCC to advise of MOD-3 extended hours as approved and details an agreement: including:</p> <ul style="list-style-type: none"> <li>- WLD to schedule noisy activities during times that are outside of church services</li> <li>- WLD to provide direct contact information for site foreperson for any concerns or complaints that arise during extended construction hours</li> <li>- WLD will carry out implementation of adjustments, including consideration of ceasing works, to construction methodologies and/or implementation of additional noise and vibration control measures to accommodate the Church's needs</li> </ul> <p>On 18/7/2024 WCC responded agreeing to the proposed agreement.</p> <p>Meeting minutes were presented as evidence of ongoing consultation with WCC. Minutes dated 17/4/2024 outline proposed 'Works in Kind' and Construction schedule. The project was in the final stage of getting approval for 'works in kind' to integrate the church into the precinct, which would mainly involve landscaping.</p>	

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D6	<p><del>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</del></p> <p>Activities permitted in Condition D5 are subject to the following:</p> <p>a) Notification of such activities must be given to affected receivers before undertaking the activities or as soon as is practical afterwards.</p> <p>b) Prior written agreement must be obtained from the owners/operators/administration of the Waterloo Congregational Church, including provisions for:</p> <ul style="list-style-type: none"> <li>(i) scheduling noisy activities during times that are outside of church services</li> <li>(ii) direct contact information for site foreperson for any concerns or complaints that arise during extended construction hours</li> <li>iii) implementation of adjustments, including consideration of ceasing works, to construction methodologies and/or implementation of additional noise and vibration control measures to accommodate the Church's needs</li> </ul> <p>c) Should noise complaint(s) be received and the complaint(s) be confirmed as connected with a non-compliance with Condition D5 and/or D6 after being substantiated by the Department's Compliance Team, the construction work occurring during extended construction hours in Condition D5 above must cease and may not recommence until:-</p>	<ul style="list-style-type: none"> <li>• Sydney Metro Notification – Waterloo Station, August 2023 – Wellington Street temporary road closure</li> <li>• CNVMP, Section 5.2.2</li> <li>• WLD Complaints Register</li> <li>• Interview with Auditees</li> </ul>	<p>No emergency works undertaken</p> <p>(a) Notification of the concrete pour on 12/7/2024 was issued to surrounding residents.</p> <p>(b) Community Agreement with the church is in place. Final stage of getting approval for works in kind to integrate the church into the precinct. Landscaping etc.</p> <p>(c) A complaint was received about the concrete pour described in (a), but was not a Non-compliance with Condition D5. It is understood that the complaint was resolved, as documented in the Complaints Register.</p>	<b>Not triggered</b>

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	<p>i) compliance with the conditions of consent has been established;</p> <p>ii) compliance with the relevant noise management and mitigation measures identified in the Construction Noise and Vibration Management Sub-Plan (CNVMP) prepared under Condition C22 has been established; and</p> <p>iii) it can be satisfactorily demonstrated to the Planning Secretary that any additional management and mitigation measures, as recommended by a qualified acoustic consultant, have been fully implemented.</p> <p>The Planning Secretary may suspend the works within the extended hours under Condition D5 if substantiated complaints are received and are not resolved to the satisfaction of the Planning Secretary.</p>			
D7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9am to midday, Monday to Friday;</p> <p>b) 2 pm to 5pm Monday to Friday; and</p> <p>c) 9am to midday, Saturday.</p>	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> <li>• Project induction</li> <li>• Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023</li> </ul>	<p>Auditees advised there were no high intensive noisy works undertaken within the audit period.</p> <p>D7 requirements are documented in the site induction and enforced by JHG Supervisors.</p>	<b>Compliant</b>
<b>SAFEWORK REQUIREMENTS</b>				
D8	<p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p>	<ul style="list-style-type: none"> <li>• Site inspection</li> <li>• Interview with Auditees</li> </ul>	<p>A traffic controller is placed at vehicle access gates during working hours.</p> <p>Sign-on upon entry is required and was implemented during the inspection.</p> <p>Turnstile gates at site entry which required swipe card for all Site access (Damstra).</p>	<b>Compliant</b>

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<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				
D9	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	No reportable incidents are known to have occurred during the audit period. One minor spill of hydraulic oil to hardstand was reported during the audit period.	<b>Not triggered</b>
D10	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	Auditees confirmed no incidents triggering DPE notification have occurred.	<b>Not triggered</b>
<b>NON-COMPLIANCE NOTIFICATION</b>				
D11	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	Auditees confirmed no Non-Compliances have occurred.	<b>Not triggered</b>
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.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	As per D11.	<b>Not triggered</b>
D13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	Noted	<b>Not triggered</b>
<b>IMPLEMENTATION OF MANAGEMENT PLANS</b>				
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan,	<ul style="list-style-type: none"> <li>Refer CEMP &amp; Sub-plan checklist</li> </ul>	A CEMP & Sub-plan checklist has been prepared at the end of this Audit Table to	<b>Compliant</b>

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	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.		verify compliance with selected mitigation measures. No NCs were identified.	
<b>CONSTRUCTION NOISE LIMITS</b>				
<b>D15</b>	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development – Southern Construction Noise and Vibration Management Plan (CNVMP), RevH 22/5/2023</li> <li>Site Hive noise data summary July-Oct 2023</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, April-August 2024 – WSD Attended Noise Monitoring</li> </ul>	<p>Mitigation measures in place at the site include:</p> <ul style="list-style-type: none"> <li>Hoarding around the site boundary</li> <li>Site Hives for continuous (unattended) noise and dust (PM<sub>10</sub>) monitoring in place</li> <li>Attended noise monitoring is conducted monthly (at the site of most activity, mainly around Wellington Street), in the event of a complaint, and for any new noise generating activity.</li> </ul> <p>There have been no known exceedances with predicted noise levels identified during attended or unattended noise monitoring. A summary of Site Hive noise data was provided as evidence for the period April-August 2024 and showed no construction-related exceedances.</p> <p>No new activities commenced that would trigger attended monitoring during the audit period.</p> <p>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.</p>	<b>Compliant</b>

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			Higher B-Class hoarding has been installed along Wellington Street up to almost 5m.	
<b>D16</b>	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding areas outside of the construction hours of work outlined under condition D3.	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.5</li> <li>• Pre-Start Meeting Record, 8/3/2024</li> <li>• Interview with Auditees</li> <li>• Interview with Site Manager</li> </ul>	<p>Condition D16 is addressed in the CNVMP, Section 8.5.</p> <p>JHG confirmed, communication of Condition D16 requirements is via site inductions. A Pre-Start meeting record was provided as evidence and included instruction for the management and arrival of concrete trucks (updated pre-start copy to be provided), e.g. “<i>all deliveries as per the veyor bookings</i>”. A laminated poster was also posted on site and displays the approved SSD working hours.</p> <p>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 system. All deliveries need to be approved by the Site Manager or their delegate prior to starting their journey to the site. Applies also to cranes and all items of plant.</p> <p>No construction vehicles are known to have arrived at the site out of approved hours during the audit period.</p>	<b>Compliant</b>
<b>D17</b>	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.1.1</li> <li>• Interview with Auditees</li> <li>• Pre-Start Meeting Record, 18/10/2023</li> </ul>	Condition D17 is addressed in the CNVMP, Section 8.1.1 (reversing and warning alarms).	<b>Compliant</b>

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	of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> <li>Pre plant acceptance checklists</li> </ul>	A Pre-Start meeting record was provided as evidence and pre-plant acceptance checklist includes requirement for “ <i>non-tonal movement alarms to be fitted for all plant on site</i> ”.	
<b>D18</b>	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	<ul style="list-style-type: none"> <li>CNVMP, Section 4.1 &amp; 8.1.2</li> <li>Interview with Auditees</li> <li>Project induction, sighted 18/10/2023</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, March-August 2024</li> </ul>	<p>Condition D18 is addressed in the CNVMP, Section 4.1.</p> <p>Noise mitigation measures have been implemented to limit noise impact to date by erecting noise blankets around the concrete hopper on Wellington Street. Formwork system has been modularised to reduce the amount of hammering etc. required for the build.</p> <p>There was no attended noise monitoring undertaken as no high impact noise or new activities were undertaken during the audit period.</p> <p>A snapshot of the noise tracker was provided for review during the audit. There were no exceedances of worst case predicted noise levels that could be attributed to the project during the audit period.</p> <p>Agreed respite times are documented in the site induction 9am-12pm (12-2pm respite), &amp; 2-5pm.</p>	<b>Compliant</b>
<b>D19</b>	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> <li>CNVMP, Section 8.6</li> <li>Interview with Auditees</li> <li>Complaints Register: <a href="#">OSD Complaint Report.xlsx (wisd.com.au)</a></li> </ul>	<p>Condition D19 is addressed in the CNVMP, Section 8.6.</p> <p>One complaint was received from a resident on Wellington Street during the audit period on 12/7/2024. The complaint was regarding a concrete pour extended beyond 6pm, which was allowable under</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, April-August 2024</li> </ul>	<p>the MOD-3 approval which allows concrete pours until 10pm on 2 occasions per calendar month. A notification was issued to the resident prior to the works occurring (including reference to the new approved working hours), and the CNVMP (MOD-3) was approved prior to the OOHW occurring (approval dated 9/7/2024). Adequate detail was provided in the Complaints Register re investigation conducted after the complaint was received.</p> <p>There have been no exceedances in attended or unattended noise monitoring identified to date, as evidenced in the JHG Environmental Monitoring Tracker (data for April-August 2024 reviewed).</p>	
<b>VIBRATION CRITERIA</b>				
<b>D20</b>	<p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: a Technical Guideline</i> (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time);</p>	<ul style="list-style-type: none"> <li>CNVMP, Section 7.1</li> <li>Interview with Auditees</li> <li>Complaints Register</li> <li>JHG Environmental Monitoring Tracker – Vibration, March-July 2024</li> </ul>	<p>Condition D20 is addressed in the CNVMP, Section 7.1.</p> <p>Continuous (unattended) vibration monitors have been placed in the church (south side) and the station box. Continuous vibration monitoring data indicates no exceedances related to construction activities.</p> <p>The station box vibration monitor was removed after excavation was complete. There were no vibratory activities, and no attended vibration monitoring undertaken during the audit period.</p> <p>An alert is issued via text message via SiteHive in the event of an exceedance in vibration criteria.</p>	<b>Compliant</b>

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			<p>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).</p> <p>Vibration criteria has been adopted as 20mm/s for the Sydney Metro station box.</p> <p>Construction vibration criteria is set out in the NVMP, Section 4.2.</p> <p>There was one complaint received during the reporting period, which was not related to vibration.</p> <p>Post-IA1, the CNVMP was updated to Rev1 to revise vibration criteria for heritage listed structures including the Cauliflower Hotel and residences at 122-134 Wellington Street.</p> <p>CNVMP Rev1 was approved by DPHI on 9/7/2024.</p>	
<b>D21</b>	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the amended CNVMP applicable to the CSSI approval (CSSI 7400) or the project specific CNVMP required by condition B51.	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.2.2</li> <li>• Interview with Auditees</li> <li>• Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023</li> <li>• Complaints Register</li> <li>• Interview with Auditees</li> <li>• Environmental Monitoring Tracker – Vibration, March-July 2024</li> </ul>	<p>Condition D21 is addressed in the CNVMP, Section 8.2.2 (long term monitoring is recommended at the Waterloo Congregational Church during the use of the vibratory roller).</p> <p>There were no vibratory compactors or rollers in use during the audit period.</p> <p>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.</p>	<b>Compliant</b>

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<b>AIR QUALITY</b>				
<b>D22</b>	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</p> <ol style="list-style-type: none"> <li>exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>all trucks entering or leaving the site with loads have their loads covered;</li> <li>trucks associated with the development do not track dirt onto the public road network;</li> <li>public roads used by these trucks are kept clean; and</li> <li>land stabilisation works are carried out progressively on site to minimise exposed surfaces</li> </ol>	<ul style="list-style-type: none"> <li>Waterloo OSD Project Southern Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 9/3/2023</li> <li>AQMP, AQMP01</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>Controls as per Condition D22 are addressed in the AQMP, AQMP01.</p> <p>The project was compliant with Condition D22 during the site inspection.</p> <p>There were no stockpiles present on site. Building 3 was up to Level 7 of 23 and Building 4 was up to Level 10 of 10.</p> <p>There were no exposed surfaces remaining on the site. The majority of the site surface was hardstand and structure. Spoil load-out for the project was complete.</p> <p>Public roads in the vicinity of the site were clean, with a street sweeper observed during the site inspection.</p> <p>Localised dust suppression was implemented as required. Works were predominantly limited to within the structure with fit-out of apartments commenced.</p>	<b>Compliant</b>
<b>EROSION AND SEDIMENT CONTROL</b>				
<b>D23</b>	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev12, dated 8/8/2024</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>Required erosion and sediment controls have been set out in the Erosion and Sediment Control Plan (ESCP), prepared in accordance with the Blue Book.</p> <p>The ESCP notes that all surfaces within Building 3 &amp; 4 boundary are stabilised with hardstand/concrete. Rainfall and surface water is not exposed to soil / spoil and therefore sediment laden water will not be generated. Surface water is directed off the structure and will naturally</p>	<b>Compliant</b>

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			flow through controls into the adjacent stormwater.	
<b>DISPOSAL OF SEEPAGE AND STORMWATER</b>				
<b>D24</b>	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev12, dated 8/8/2024</li> <li>Letter from EPA RE: SSD 10438 and SSD 10437 disposal of water, dated 15/12/2021</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>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.</p> <p>Letter from EPA, dated 15/12/2021 states that EPA does not provide approval for the discharge of construction site water to stormwater, and that Council should be contacted as the Appropriate Regulatory Authority (ARA). Refer Condition D25.</p> <p>All surfaces within the Building 3 &amp; 4 boundary are stabilise with hardstand / concrete. Rainfall and surface water is not exposed to soil / spoil and therefore sediment laden water is not expected to be generated. Surface water is directed off the structure and will naturally flow through controls into the adjacent stormwater. Refer to ERSED Plan.</p>	<b>Not triggered</b>
<b>D25</b>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev12, dated 8/8/2024</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>During IA1, surface water was predominantly being managed passively via absorption into the sandy substrate.</p> <p>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.</p>	<b>Not triggered</b>

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			During IA3 all surfaces within Building 3 & 4 boundary were stabilised with hardstand / concrete. Rainfall and surface water is not exposed to soil / spoil and sediment laden water is not expected to be generated. Surface water is directed off the structure and will naturally flow through controls into the adjacent stormwater. Refer to ERSED Plan. There may be some requirement to discharge accumulated water running off the buildings later in the build, which should be reflected in the SWMP and ESCP.	
<b>D26</b>	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i> .	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_Rev12, dated 8/8/2024</li> <li>Interview with Auditees</li> </ul>	Refer Condition D24 & D25.	<b>Not triggered</b>
<b>REMEDIATION – ASBESTOS</b>				
<b>D27</b>	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: <ol style="list-style-type: none"> <li><i>Work Health and Safety Regulation 2017</i>;</li> <li>SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;</li> <li>SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</li> <li><i>Protection of the Environment Operations (Waste) Regulation 2014</i>.</li> </ol>	<ul style="list-style-type: none"> <li>CFEMP, Appendix 5 Unexpected Finds Procedure</li> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> <li>Interview with Auditees</li> <li>Site inspection</li> <li>JHG VENM Spoil Summary March-April 2024</li> </ul>	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 was 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	<b>Compliant</b>

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			removed (T), EPL Licence No., & Material transferred, reuse, recycled or disposed. Spoil records provided as evidence indicate no spoil was removed from the Southern Precinct during the audit period. There were 4 loads of VENM (sand) removed from the Building 3 site on 5/3/2024.	
<b>CONSTRUCTION TRAFFIC</b>				
<b>D28</b>	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 20/5/2024</li> <li>CPTMP, Section 13</li> <li>Pre-Start Meeting Record, 18/10/2023</li> <li>D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>Condition D28 requirements are set out in Section 13 of the CPTMP.</p> <p>A Pre-Start meeting record was provided as evidence and included instruction for “all deliveries as per the Veyor bookings”.</p> <p>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 &amp; 7.30am-3.30pm Sat.</p>	<b>Compliant</b>
<b>ROAD OCCUPANCY LICENCE</b>				
<b>D29</b>	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> <li>CPTMP, Section 13</li> <li>Road Occupancy Licence (ROL) No. 2272882 (Botany Road X1 Lane Take Out – Deliveries Gate B1 &amp; B2), dated 2/6/24-1/7/24</li> <li>Road Occupancy Licence (ROL) No. 2272900 (utility works), dated 2/6/24-2/7/24</li> <li>Road Occupancy Licence (ROL) No. 2272856 (Botany Road X1</li> </ul>	<p>Condition D29 requirements are set out in Section 13 of the CPTMP.</p> <p>A suite of ROLs was provided as evidence as obtained from TfNSW Transport Management Centre for land and road closures during the audit period. Associated Traffic Control Plans (TCPs) were attached. Lane and road closures have been required for hoarding installation and the temporary closure of</p>	<b>Compliant</b>

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		<p>Lane Take Out – Deliveries Gate B1 &amp; B2), dated 2/6/24-2/7/24</p> <ul style="list-style-type: none"> <li>• Road Occupancy Licence (ROL) No. 2272820 (6T Crane Lift "Internal Tower Crane Assistance (Cope Street)), dated 2/6/24-2/7/24</li> <li>• Road Occupancy Licence (ROL) No. 2099006, dated 13/8/23-11/9/23</li> <li>• Road Occupancy Licence (ROL) No. 2092246, dated 19/8/23-28/8/23</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	<p>Wellington Street during deliveries. Supporting TCPs showing detour routes were also sighted.</p> <p>A secondary loading zone was in place on Botany Road up to the church (Building 4).</p>	
<b>NO OBSTRUCTION OF PUBLIC WAY</b>				
<b>D30</b>	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	<ul style="list-style-type: none"> <li>• CPTMP, Section 8.3 Traffic control</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	<p>Condition D30 requirements are set out in Section 8.3 of the CPTMP.</p> <p>There was no obstruction of the public way observed during the audit site inspection.</p>	<b>Compliant</b>
<b>CONTACT TELEPHONE NUMBER</b>				
<b>D31</b>	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> <li>• Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, July 2024</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	<p>Condition D31 requirements are set out in the Waterloo Metro Quarter Community Communications Strategy (CCS).</p> <p>A 24-hour contact number has been established for the project, attended by the Waterloo ISD Stakeholder and Community Manager.</p>	<b>Compliant</b>

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<b>COVERING OF LOADS</b>				
D32	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul style="list-style-type: none"> <li>• AQMP</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	Condition D23 requirements are set out in the AQMP. There was no spoil load-out at the time of the audit site inspection.	<b>Compliant</b>
<b>VEHICLE CLEANSING</b>				
D33	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> <li>• Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev12</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	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. There were no signs of tracking on Wellington Street. A street sweeper is engaged as required.	<b>Compliant</b>
<b>PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>OCCUPATION CERTIFICATE</b>				
E1	An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.			Not triggered
<b>NOTIFICATION OF OCCUPATION</b>				
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			Not triggered

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	commencement and the development to be carried out in that stage.			
<b>GFA AND BUILDING HEIGHT CERTIFICATION</b>				
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
<b>EXTERNAL WALLS AND CLADDING FLAMMABILITY</b>				
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

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<b>PROTECTION OF PUBLIC INFRASTRUCTURE</b>				
E6	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>			Not triggered
<b>MECHANICAL VENTILATION</b>				
E7	<p>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:</p> <p>c) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>			Not triggered
<b>OPERATIONAL WASTE MANAGEMENT PLAN</b>				
E8	<p>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:</p> <p>(a) be prepared in consultation with Council and generally in accordance with City of Sydney Guidelines for Waste Management in New Developments</p> <p>(b) confirm the location of waste collection and</p>			Not triggered

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	<p>establish appropriate routes to the collection point</p> <p>(c) provide confirmation of the engagement of a qualified private waste collection contractor</p> <p>(d) detail the type and quantity of waste to be generated during construction and operation of the development;</p> <p>(e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(f) detail the materials to be reused or recycled, either on or off site; and</p> <p>(g) include the Management and Mitigation Measures included in the EIS.</p>			
<b>WASTE AND RECYCLING COLLECTION</b>				
<b>E9</b>	<p>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.</p>			Not triggered

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<b>POST-CONSTRUCTION DILAPIDATION REPORT</b>				
E10	<p>Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate:</p> <p>a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads;</p> <p>b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:</p> <p>c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.</p>			Not triggered
<b>ROAD DAMAGE</b>				
E11	<p>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.</p>			Not triggered

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<b>FIRE SAFETY CERTIFICATION</b>				
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
<b>STRUCTURAL INSPECTION CERTIFICATE</b>				
E14	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</p>			Not triggered
<b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b>				
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			Not triggered

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	NSW Health Code of Practice for the Control of Legionnaires' Disease.			
<b>OUTDOOR LIGHTING</b>				
E15	<p>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:</p> <p>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>			Not triggered
<b>CAR PARKING</b>				
E16	<p>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:</p> <p>(a) eight car spaces for the Social Housing Building.</p>			Not triggered
<b>BICYCLE PARKING AND END-OF-TRIP FACILITIES</b>				
E17	<p>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:</p> <p>(a) a minimum of 5 retail staff bike storage spaces and 5 lockers and 1 shower for retail staff use</p> <p>(b) a minimum of 15 retail visitor bike storage spaces</p>			Not triggered

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<b>E18</b>	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority:</p> <ul style="list-style-type: none"> <li>(a) the provision of bicycle parking spaces in accordance with this consent;</li> <li>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>(c) the provision of relevant end-of-trip facilities under this consent;</li> <li>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> <li>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority.</li> </ul>			Not triggered
<b>E19</b>	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
<b>WORKS AS EXECUTED DRAWINGS</b>				
<b>E20</b>	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
<b>E21</b>	Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be			Not triggered

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	certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.			
<b>STORMWATER</b>				
E22	Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.			Not triggered
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
<b>STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT</b>				
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.			Not triggered

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	b) A Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges.			
<b>SURVEY INFRASTRUCTURE - RESTORATION</b>				
<b>E25</b>	<p>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:</p> <p>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;</p> <p>b) Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre-Subdivision Certificate works" have been complied with and;</p> <p>c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.</p>			Not triggered
<b>CONSTRUCTED FLOOR LEVELS</b>				
<b>E26</b>	A certification report prepared by a suitably qualified practitioner engineer (NPER), must be submitted to the Principal Certifier prior to issue of any Occupation Certificate stating that the development has been			Not triggered

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	constructed and the required levels achieved in accordance with the recommendations of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.			
<b>SYDNEY WATER COMPLIANCE</b>				
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
<b>UTILITY PROVIDERS</b>				
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
<b>ENVIRONMENTAL PERFORMANCE</b>				
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
<b>STUDENT HOUSING PLAN OF MANAGEMENT</b>				
E30	Prior to the issue of any Occupation Certificate for the student housing tower, a Final Operational Management Plan must be			Not triggered

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	submitted to the satisfaction of the Planning Secretary confirming management procedures from the Draft Plan of Management.			
<b>GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE</b>				
<b>E31</b>	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
<b>E32</b>	<p>The Travel Plan shall specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle;</li> <li>(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 Travel Plan are handed over between Developer, Building Manager and Tenant;</li> <li>(d) include a mechanism to monitor the effectiveness of the plan</li> </ul>			Not triggered

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	<p>(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:</p> <p>(i) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site;</p> <p>(ii) suitable nearby drop-off/pick-up locations;</p> <p>(iii) identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas;</p> <p>(iv) suitable nearby Taxi Zones.</p> <p>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 Secretary.</p>			
<b>LOADING DOCK</b>				
E33	<p>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</p>			Not triggered

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	footpath adjacent to the site.			
<b>LANDSCAPE PRACTICAL COMPLETION REPORT</b>				
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
<b>STREET NUMBERING</b>				
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 made to the relevant authority.			Not triggered
<b>COMPLIANCE WITH BASIX CERTIFICATE</b>				
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
<b>DESIGN VERIFICATION</b>				
E37	A design verification statement from a qualified designer shall be submitted to the			Not triggered

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	<p>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.</p> <p>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.</p>			
<b>REMEDIATION AND SITE AUDIT STATEMENT</b>				
<b>E38</b>	Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Site Audit Statement from the accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the site is suitable for the residential and commercial land use and be provided for the information of the Planning Secretary and the Certifier.			Not triggered
<b>E39</b>	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
<b>REGISTRATION OF EASEMENTS AND COVENANTS</b>				
<b>E40</b>	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			Not triggered

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	required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.			
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 earlier			Not triggered
<b>SOCIAL HOUSING</b>				
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
<b>PHYSICAL MODEL</b>				
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			Not triggered

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	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.			
<b>SUBMISSION OF ELECTRONIC CAD MODEL</b>				
<b>E44</b>	Prior to the relevant Occupation Certificate being issued, an accurate 1:1 electronic 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.			Not triggered
<b>E45</b>	The data required to be submitted within the surveyed location must include and identify: <ul style="list-style-type: none"> <li>(a) building design above and below ground in accordance with the development consent;</li> <li>(b) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;</li> <li>(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</li> </ul>			Not triggered

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	<p>Equal to or better than Class C.</p> <p>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</p>			
<b>PART F POST OCCUPATION</b>				
<b>ANNUAL FIRE SAFETY STATEMENT</b>				
<b>F1</b>	<i>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.</i>			Not triggered
<b>FIRE SAFETY CERTIFICATION</b>				
<b>F2</b>	<i>The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.</i>			Not triggered
<b>STORAGE AND HANDLING OF WASTE</b>				
<b>F3</b>	<i>All waste collection services must be undertaken in accordance with this consent.</i>			Not triggered
<b>F4</b>	<i>No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.</i>			Not triggered
<b>F5</b>	<i>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.</i>			Not triggered
<b>F6</b>	<i>All waste must be collected by a waste contractor authorised by the Waste Service of New South Wales and</i>			Not triggered

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	<i>details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.</i>			
<b>LOADING / UNLOADING</b>				
<b>F7</b>	<p><i>All loading and unloading operations associated with the site must be carried out:</i></p> <p>a) <i>in accordance with the Loading and Servicing Management Plan approved under this consent;</i></p> <p>i. <i>within the confines of the site, at all times and must not obstruct other properties or the public way; and</i></p> <p>ii. <i>in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality</i></p>			Not triggered
<b>F8</b>	<i>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</i>			Not triggered
<b>ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH</b>				
<b>F9</b>	<i>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</i>			Not triggered
<b>F10</b>	<i>The use and operation of the premises shall not give rise to an environmental health or public nuisance</i>			Not triggered
<b>F11</b>	<i>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.</i>			Not triggered

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<b>NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT</b>				
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
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
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
<b>COMMUNITY COMMUNICATION STRATEGY</b>				
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
<b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>				
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
<b>GREEN TRAVEL PLAN</b>				
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
F17	The Transport Access Guide approved under this consent is to be made available to residents, staff,			Not triggered

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	customers and visitors at all times.			

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

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN (CFEMP) SSD 10437</b>				
<b>12 IMPROVEMENT</b>				
<b>12.1 Incidents, non-conformity and corrective action</b>				
<b>12.1</b>	<p>When a nonconformity (including an incident, or a verified complaint) occurs, the Project shall:</p> <ul style="list-style-type: none"> <li>react to the nonconformity and, as applicable:               <ul style="list-style-type: none"> <li>take action to control and correct it;</li> <li>deal with the consequences, including mitigating adverse environmental impacts;</li> </ul> </li> <li>evaluate the need for action to eliminate the causes of the nonconformity, in order that it does not recur or occur elsewhere, by:               <ul style="list-style-type: none"> <li>reviewing the nonconformity;</li> <li>determining the causes of the nonconformity;</li> <li>determining if similar nonconformities exist, or could potentially occur;</li> </ul> </li> <li>implement any action needed;</li> <li>review the effectiveness of any corrective action taken;</li> <li>make changes to the environmental management system, if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There were no NCs raised during the audit period.	<b>Not triggered</b>
<b>12.3 Continual improvement</b>				
<b>12.3</b>	<p>The Project will continually improve the suitability, adequacy and effectiveness of the John Holland EMS to enhance environmental performance. This will be documented and managed using the tools outlined in Table 19 of the CFEMP:</p> <ul style="list-style-type: none"> <li>Actions Arising</li> <li>Lessons Learned</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Weekly Enviro Inspection Record, INS-0049252, 10/5/2024 a. ACT-0151064</li> <li>JHG Weekly Enviro Inspection Record, INS-0056361, 29/7/2024 a. ACT-0156222</li> </ul>	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.	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>JHG Weekly Enviro Inspection Record, INS-0058258, 19/8/2024</li> <li>ACT-0157772</li> </ul>	<p>The Soteria system was reviewed during the audit and examples were provided demonstrating actions raised and closed out from enviro inspections, e.g. Maintain weed management and site housekeeping; Maintain ERSED controls (geofab on batters &amp; exposed soil, Replace sandbags).</p> <p>Verification of action close-out records were also sighted.</p>	
<b>ASPECTS &amp; IMPACTS REGISTER</b>				
<b>Contamination</b>	Management of contaminated or untreated materials: Undertake regular inspections of work areas pre, during and after works to ensure controls are in good condition.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There were no areas of known contamination to monitor during the reporting period.	<b>Not triggered</b>
<b>Hazardous Materials</b>	Storage of hazardous substances, leaking plant and equipment and spillage from refuelling: Regular inspections of storage areas.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Weekly Enviro Inspection Record, INS-0049252, 10/5/2024 a. ACT-0151064</li> <li>JHG Weekly Enviro Inspection Record, INS-0056361, 29/7/2024 a. ACT-0156222</li> <li>JHG Weekly Enviro Inspection Record, INS-0058258, 19/8/2024</li> <li>ACT-0157772</li> </ul>	Weekly Enviro Inspections are conducted and include an inspection of the hazardous chemical storage.	<b>Compliant</b>
<b>Biodiversity</b>	Implement Vegetation Removal Permit System.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No vegetation removal required for the project.	<b>Not triggered</b>
<b>Heritage</b>	Provide frequent toolbox talks on Unexpected Finds Procedure.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>AMBS Archaeological Site Clearance Certificate, Ref: 23097 CC4, 11/7/2023</li> </ul>	AMBS has been managing the archaeological investigation process, which was ongoing for eight weeks. The final clearance certificate, dated 11/7/2023 was sighted for Zone 3 which encompasses the Southern	<b>Compliant</b>

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	August 2024
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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<p>Precinct. The AMBS clearance confirms that <i>“no further archaeological excavation is required in the southern area known as Zone 3”, and “the archaeological works completed are adequate and the results are satisfactory”</i>.</p> <p>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.</p>	
<b>AIR QUALITY MANAGEMENT PLAN (AQMP) SSD 10438</b>				
<b>APPENDIX B</b>				
<b>AQMP01: Dust, Odour, VOC and SVOC Hazard Control</b>				
<b>AQMP01</b>	A water misting system will be established on site boundaries for use as required to prevent off-site emissions as a minimum should the results of realtime dust monitoring (as per AQMP02 Air Quality Monitoring) exceed the acceptable level	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust (PM<sub>10</sub> &amp; PM<sub>2.5</sub>), March-August 2024</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust, March-August 2024</li> </ul>	<p>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.</p> <p>In the event of an exceedances in Realtime dust monitoring, an investigation is undertaken and an explanation is recorded in the JHG Tracker. Exceedances in PM<sub>10</sub> &amp; PM<sub>2.5</sub> recorded on the Environmental</p>	<b>Compliant</b>

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<p>Monitoring Tracker in the snapshot of data provided for review during the audit included explanations such as emissions from reo cutting occurring adjacent.</p> <p>Dust deposition monitors were also located on the South East, North East, South West and North West site boundaries until April 2024 when they were removed due to the completion of excavation / dust generating activities. JHG notes on the Dust Tracker indicate events recorded above the trigger level were attributed 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.</p> <p>Dust suppression provisions were in place 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.</p>	
<b>AQMP01</b>	Where stockpiles are to be left in place for significant periods of time, they shall be covered or routinely wetted to prevent dust emissions	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	There were no stockpiles in place at the time of the audit.	<b>Not triggered</b>
<b>AQMP02: Air Quality Monitoring</b>				
<b>AQMP02</b>	Dust deposition monitoring shall be undertaken by dust deposition gauges maintained permanently at four locations on the site boundary (one north, one south, one east and one west).	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection</li> <li>• JBS&amp;G Letter RE: WMQ OSD – Cessation of Dust Deposition</li> </ul>	Dust deposition gauges were verified to be in place on site and monitoring conducted as required. Dust gauges were removed due to the completion	<b>Compliant</b>

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<p>Monitoring Requirements, dated 8/5/2024</p> <ul style="list-style-type: none"> <li>JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Dust, March-Aug 2024</li> </ul>	<p>of excavation / dust generating activities in April 2024.</p> <p>The cessation of dust deposition monitoring requirements was confirmed in a letter from JBS&amp;G, dated 8/5/2024 on the basis that bulk earthworks are complete and the development area has been sealed in concrete hardstand, prior to the commencement of above ground works. Dust deposition monitoring completed in 2023 and 2024 reported results which were either:</p> <ul style="list-style-type: none"> <li>Compliant with the AQMP criterion of 2g/m<sup>2</sup>/month; or</li> <li>Elevated above the 2g/m<sup>2</sup>/month AQMP criterion but not caused by dust emissions generated by the site.</li> </ul>	
<b>AQMP02</b>	Samples shall be collected and analysed monthly throughout the works.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> <li>JBS&amp;G Letter RE: WMQ OSD – Cessation of Dust Deposition Monitoring Requirements, dated 8/5/2024</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024</li> </ul>	<p>Dust samples are collected monthly and results entered in to the JHG Environmental Monitoring Tracker.</p> <p>Dust is split into categories including Combustible solids, Soluble solids, Total solids, Total volume, Ash &amp; Insoluble solids. It is noted that ash deposition has been attributed to dust from surrounding roads and bushfires, rather than the project site.</p>	<b>Compliant</b>
<b>AQMP02</b>	Where the level of dust deposition exceeds 2g/m <sup>2</sup> /month the implementation of AQMP01 Dust and Airborne Hazard Control shall be reviewed.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> <li>JBS&amp;G Letter RE: WMQ OSD – Cessation of Dust Deposition</li> </ul>	<p>Dust exceedances have not been attributed to the project. It is noted the 2g/m<sup>2</sup>/month dust deposition criteria has been attributed to the trigger for</p>	<b>Compliant</b>

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		Monitoring Requirements, dated 8/5/2024 <ul style="list-style-type: none"> <li>JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024</li> </ul>	insoluble solids, which was not verified as accurate.	
<b>CONSTRUCTION NOISE &amp; VIBRATION MANAGEMENT PLAN (CNVMP) SSD 10437</b>				
<b>SECTION 8.1 NOISE</b>				
<b>8.1.1 Noise physical measures</b>				
8.1.1	The use of both A-class and B-class hoardings are required to be installed to mitigate the impact of the highest predicted noise levels. The construction of the barrier should be impervious of gaps and cracks	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	A-class and B-class hoardings were in place around the site boundaries as required. No gaps or cracks were observed during the site inspection. Refer Conditions C28-C30 of the Audit Table for more detail.	<b>Compliant</b>
	In addition to the sound attenuating barrier, at least one respite period such as, 12:00pm – 1:00pm or otherwise agreed with the community, should be offered per day during the most intensive periods of hammering and rock breaking	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm. Refer Condition D18 of the Audit Table for more detail.	<b>Compliant</b>
<b>8.1.2 Noise management measures</b>				
8.1.2	Regular communication with nearby noise sensitive receivers about the construction activities.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Interview with Auditees Stakeholder &amp; Communications Manager</li> </ul>	Letterbox drops and monthly email notifications are distributed and available on the Sydney Metro website. A Weekly E-Newsletter is distributed via Consultation Manager. Refer Condition C16 of the Audit Table for more detail.	<b>Compliant</b>

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Effective scheduling can help to minimise the impact of noise on the nearby noise sensitive receivers.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	<p>Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm.</p> <p>Refer Condition D18 of the Audit Table for more detail.</p>	<b>Compliant</b>
<b>SECTION 8.2 VIBRATION</b>				
<b>8.2.1 Vibration physical measures</b>				
8.2.1	The most effective physical measure is to break the physical connection between the source of vibration and the receiver. This can be achieved by means of cutting a narrow trench in between the source of vibration and the receiver. The trench may be cut using a rock saw or dug using an excavator for example.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Vibration, March-July 2024</li> </ul>	<p>Documented methodology has not been practical to implement to date for the southern site.</p>	<b>Not triggered</b>
<b>8.2.2 Vibration management measures</b>				
8.2.2	Drilling/stitch drilling/rock sawing may be able to be used instead of sheet piling or rock breaking, particularly where sheet piling is proposed to TC5 base immediately adjacent the Church.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Vibration, March-July 2024</li> </ul>	<p>Concrete ripping &amp; drill (bored) piling have been utilised to minimise vibration to date for the southern precinct site.</p> <p>There were no vibratory activities undertaken during the audit period.</p>	<b>Compliant</b>
<b>8.6.2 Noise monitoring program</b>				
8.6.2	It is recommended to carry out attended noise monitoring at various locations in proximity of the activity under investigation to determine the noise levels at the most impacted receivers. Measurements should be carried out at the start of each new construction stage or noisy activity as a minimum.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, April-August 2024</li> </ul>	<p>Attended noise monitoring has been conducted for each new noisy activity, though no new activities are known to have commenced within the audit period.</p> <p>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</p>	<b>Compliant</b>

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			evidence for the period April-August 2024 and showed no construction-related exceedances.	
8.6.2	When a new noisy item of plant is brought onto site for the first time noise measurements may be required to determine compliance with Schedule 1 of the City of Sydney Construction Hours/Noise within the Central Business District (Appendix E).	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Attended Noise Monitoring, March-August 2024</li> </ul>	Plant noise checks are undertaken as required and recorded on the JHG Environmental Monitoring Tracker. Plant noise checks were undertaken in May, July and August 2024 for the Tower crane, Concrete pump, Franna crane, and 5T excavator, with measurements taken 7m from each plant item.	<b>Compliant</b>
<b>CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) SSD 10438</b>				
<b>SECTION 5 SPOIL &amp; WASTE MANAGEMENT</b>				
<b>5.4.2 General construction waste</b>				
<b>Wastewater</b>	Wastewater is expected to be generated through activities such as masonry cutting, paint washout etc. These activities will be managed by dedicated masonry and wash out bins to catch slurry and materials. No untreated wastewater is to be discharged to any stormwater systems.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Site inspection</li> <li>WMQ-SITE-JHG-PM-PRO-0002_00 Soil &amp; Water Management Procedure_Sth Prec1</li> </ul>	Auditees advised there has been no wastewater discharged from the Southern Precinct site to date. Refer to Condition D25 for more detail.	<b>Compliant</b>
<b>5.4.3 Resource recovery exemptions</b>				
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: <ul style="list-style-type: none"> <li>The excavated public road material exemption 2014 (EPA);</li> </ul>	<ul style="list-style-type: none"> <li>CFEMP, Appendix 5 Unexpected Finds Procedure</li> <li>JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	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.	<b>Not triggered</b>

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	<ul style="list-style-type: none"> <li>The reclaimed asphalt pavement exemption 2014 (EPA);</li> <li>The recovered aggregate exemption 2014 (EPA).</li> </ul>		<p>Spoil records provided as evidence indicate no spoil was removed from the Southern Precinct during the audit period. 4 loads of VENM (sand were removed on 5/3/2024).</p> <p>No resource recovery exemptions have been applicable to the Southern Precinct to date.</p>	
5.4.3	<p>Potential spoil offsite reuse locations will be identified by the Construction Manager and Environment and Sustainability Manager. The following will be completed:</p> <ul style="list-style-type: none"> <li>Check that appropriate approvals are in place for the receiving site,</li> <li>Check that a s143 Notice has been completed by the reuse location owner and / or site operator</li> <li>Agree to commercial terms with the site operator and / or owner, and</li> <li>Ensure that relevant CoA, environmental, community and traffic impacts are managed under the approved CEMP and sub plans, Community Communication Strategy and the Construction Traffic Management Plan (CTMP) including approved haulage routes.</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	<p>As above – all spoil removed from site has not been suitable for reuse at the time of IA2. No spoil load-out for IA3 audit period.</p>	<b>Not triggered</b>
	<p>A Waste Reveal Site Register will be maintained by the Environment and Sustainability Coordinator and will include details of the recycling, transfer and disposal sites assessed and approved by the Project to receive the Waterloo OSD Basement spoil and waste material. Beneficial reuse of spoil either onsite or offsite will be conducted in accordance with relevant legislation and resource recovery exemptions.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Spoil Tracker</li> </ul>	<p>The spoil tracker includes a tab listing each disposal and reuse site and references relevant approval, EPL, DA etc.</p> <p>Auditees confirmed no material import during the audit period.</p>	<b>Compliant</b>
<b>CONSTRUCTION PEDESTRIAN &amp; TRAFFIC MANAGEMENT PLAN (CPTMP) SSD 10438</b>				

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>SECTION 10 PEDESTRIAN MANAGEMENT PLAN</b>				
<b>10.2 Pedestrian management</b>				
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023</li> </ul>	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.	<b>Compliant</b>
<b>SECTION 11 OTHER CONSIDERATIONS</b>				
<b>11.4 Construction staff parking strategy</b>				
	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: <ul style="list-style-type: none"> <li>Staff encouraged to use public transport to and from the project including by providing information packs on available modes and locations of public transport relative to a defined local area.</li> <li>Carpooling will be encouraged/incentivised.</li> <li>Designated bicycle storage facility on site in Cope Street Plaza shall be provided for staff.</li> <li>Continual monitoring and reinforcement of parking strategy requirements as part of inductions, weekly meeting and pre-start meetings.</li> <li>Implementation of a warning and enforcement system for ongoing parking strategy offences</li> </ul>	<ul style="list-style-type: none"> <li>CPTMP</li> <li>Waterloo OSD Site Induction</li> </ul>	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).	<b>Compliant</b>

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# Appendix B. Planning Secretary Audit Team Agreement



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

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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](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

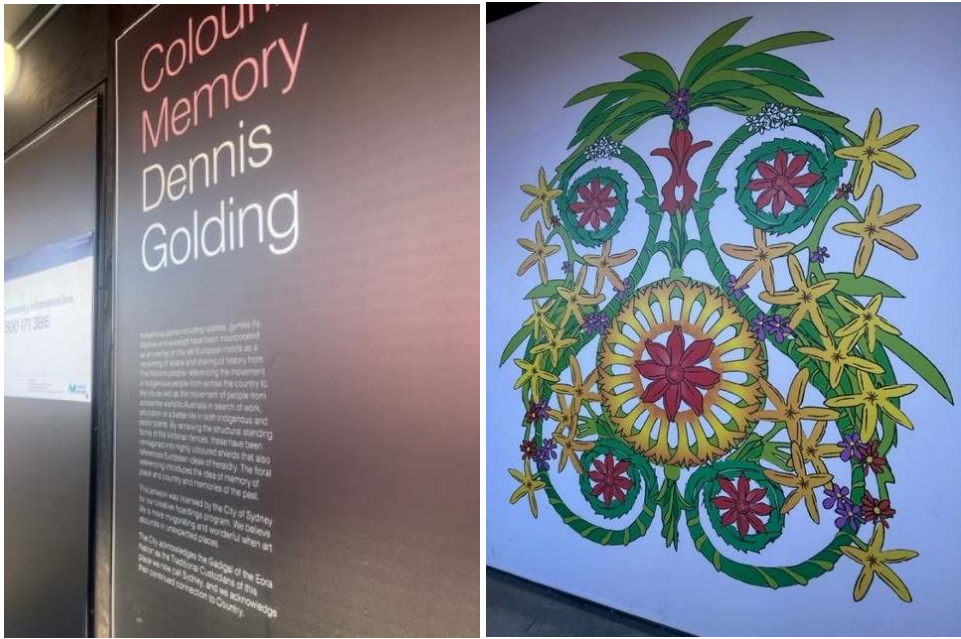
A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

# Appendix C. Site Photographs



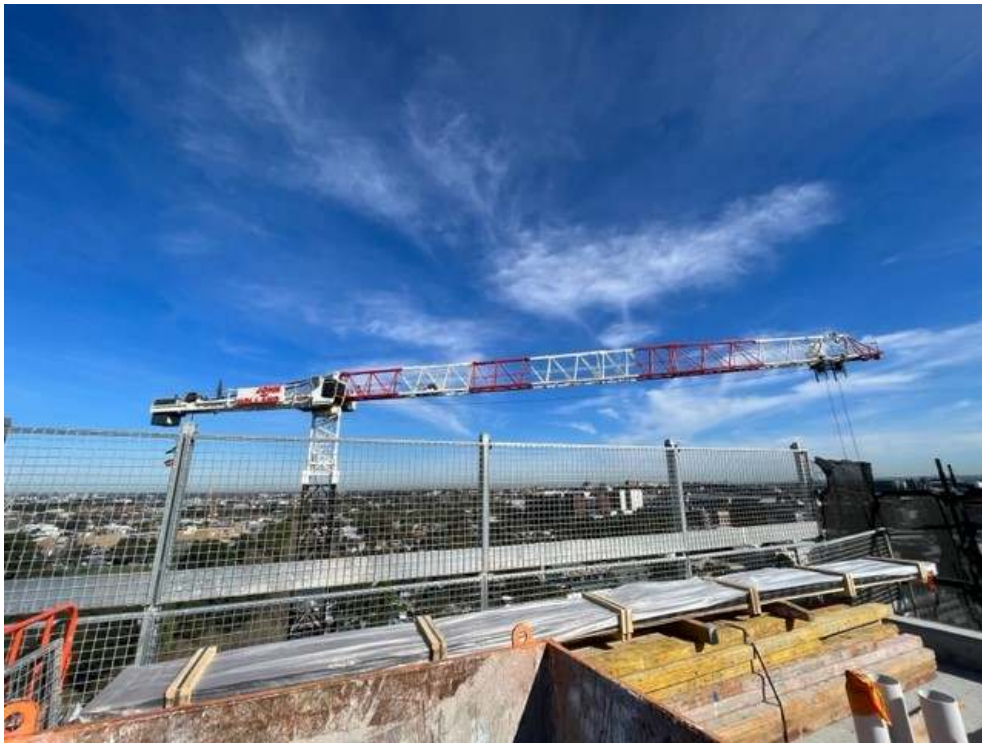


**Photos 1-3:** Public art was displayed on the hoarding at street level on Botany Road and Wellington Street and included Aboriginal elements and interpretation.

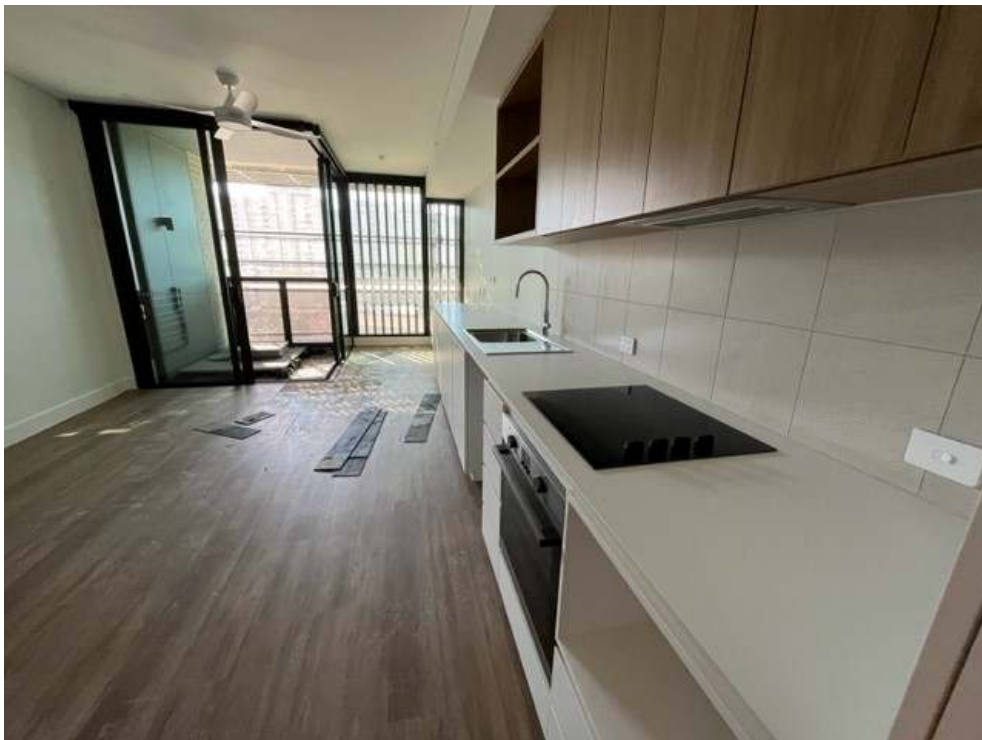


**Photo 4:** A permit was in place for footpath and kerbside closure to allow for scaffolding removal from Building 4 (Social Housing). The scaffolding would be removed intermittently over 12 days with the footpath reopened as needed in between schedule works. Traffic signage for pedestrian diversion was in place.

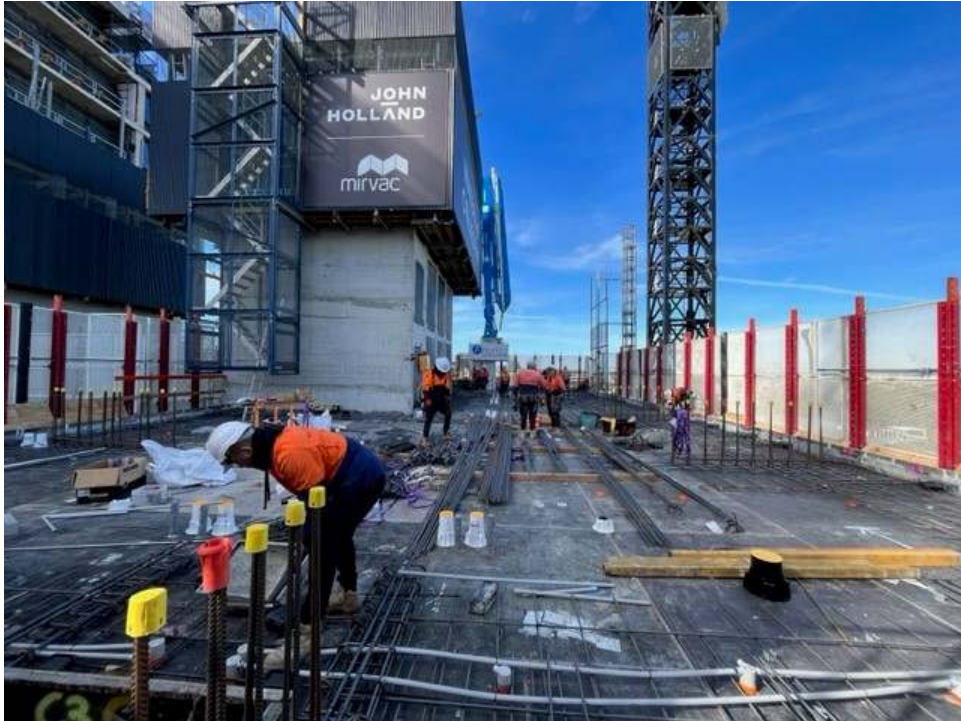




**Photos 5 & 6:** Rooftop Building 4 (Social Housing) – one diesel and one electric crane in use; Finishing works for the outdoor roof area were underway.



**Photo 7:** Fitout works in Building 4 had commenced – Photo shows a studio apartment.



**Photo 8:** Building 3 (Student Accommodation) construction up to Level 7 (of 23). FRP was underway with the setup of the concrete pump being finalised (concrete pumped from Ground Level on Wellington Street frontage).



**Photo 9:** Hoarding and crane on Wellington Street – permits in place as required.

# Appendix D. Consultation



## Jo Heltborg

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**From:** Jo Heltborg  
**Sent:** Thursday, 25 July 2024 3:09 PM  
**To:** compliance@planning.nsw.gov.au  
**Subject:** Consultation: Independent Audit 3 - SSD 10437 & 10438 Waterloo Metro Quarter  
**Attachments:** Appointment of Experts\_31012024\_105310\_10438.pdf; Appointment of Experts\_31012024\_105017\_10437.pdf

Dear DPHI,

As the approved 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 DPHI 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 offsite 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 **Wednesday 21<sup>st</sup> August 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,

**IIIIMORASEY**

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

# Appendix E. Independent Audit Declaration Form



## Independent Audit Report Declaration Form

<b>Project Name</b>	Waterloo Metro Quarter Development – Southern Precinct
<b>Consent Number</b>	SSD 10437
<b>Description of Project</b>	Construction of the Southern Precinct within Waterloo Metro Quarter, comprising: <ul style="list-style-type: none"><li>• A student housing tower accommodating up to 474 students</li><li>• A social housing building containing 70 apartments</li><li>• A maximum gross floor area (GFA) of 18,789m<sup>2</sup> (excluding GFA approved under CSSI 7400)</li><li>• 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</li><li>• Building identification signage for student housing building</li><li>• Staged stratum subdivision.</li></ul>
<b>Project Address</b>	Waterloo Metro Quarter Over Station Development, Waterloo NSW (various parcels of land as per SSD planning approval)
<b>Proponent</b>	WL Developer Pty Ltd
<b>Title of Audit</b>	Independent Environmental Audit No. 3
<b>Date</b>	23rd August 2024

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

<b>Name of Auditor</b>	Josephine Heltborg
<b>Signature</b>	
<b>Qualification</b>	Master of Environmental Management Exemplar Global Auditor Number 111000
<b>Company</b>	Morasey Environment Pty Ltd

**AtkinsRéalis**



**AtkinsRéalis**

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SNC-5222127-004 IA Report  
3\_Waterloo OSD SSD 10437\_Rev0  
Audit Date: 23 August 2024

2 October 2024

Planning Secretary  
Department of Planning, Housing and Infrastructure

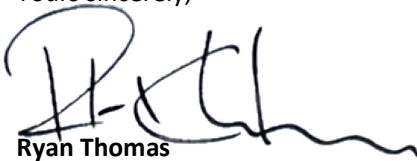
**Waterloo Metro Quarter Southern Precinct (SSD 10437):  
Condition A31 Independent Environmental Audit**

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 Friday 23 August 2024. There were no non-compliances or observations identified during the audit. The final Independent Environmental Audit 3 (IEA3) is submitted as a separate document.

Yours sincerely,



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