

AtkinsRéalis



**Independent  
Environmental Audit 4  
Waterloo Metro Quarter  
Basement SSD 10438**

WL Developer Pty Ltd

Audit Date: 5 March 2025

# **BASEMENT SSD 10438**

# Notice

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## Document history

Document title: Independent Environmental Audit 4 Waterloo Metro Quarter Basement SSD 10438

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<b>Revision</b>	<b>Purpose description</b>	<b>Originated</b>	<b>Checked</b>	<b>Reviewed</b>	<b>Authorised</b>	<b>Date</b>
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B	Internal quality review	JH	JH	MB	MB	25/3/2025
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## Client signoff

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<b>Client</b>	WL Developer Pty Ltd
<b>Project</b>	Basement SSD 10438
<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) Basement structure under State Significant Development (SSD) Consent 10438 (SSD 10438). The two-level basement structure is being constructed by John Holland Group (JHG) and Mirvac in a joint venture.

The audit is required by SSD 10438 Conditions A26-A31 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements (IAPAR) 2020, 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 fourth independent audit (IA4) for the Project and covers the period from the IA3 independent audit site inspection on 23 August 2024 to the date of the IA4 site inspection on 5 March 2025. The audit timeframe was outside the 26 weeks of the site inspection for IA3 (23 August 2024) but was approved by DPHI in email correspondence dated 10 December 2024; and has been assessed as compliant with IAPAR audit timeframes. Refer to the Audit Table, Condition A27 for details.

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 was one observation raised during the audit.

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

With construction works involving noise substantially complete, the ongoing discharge of surface and groundwater from the site remained the most significant environmental risk requiring oversight during the audit period. This risk was 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 the excavation and construction of a two-level basement structure within Waterloo Metro Quarter (WMQ).

The audit was undertaken against the requirements of State Significant Development (SSD) Consent 10438 (SSD 10438) and the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements (IAPAR), 2020. This report presents the findings of IA4, 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 10438 MOD 1 Assessment Report, DPE, August 2022)

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.

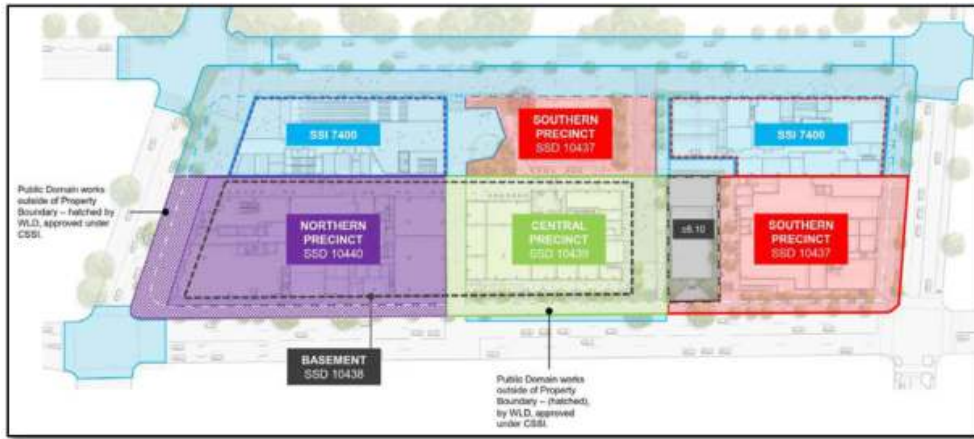


Figure 2 Plan of Waterloo Metro Quarter Precincts (Source: SSD 10437 EIS)

## 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 10438 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-Plans.

## 1.5 Audit Scope

This is the 4<sup>th</sup> Independent Environmental Audit for SSD 10438, and the scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval, Parts A-D of SSD 10438
- An assessment of the environmental performance of the development including:

- 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 Department 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 3.5 for a summary of consultation issued to DPHI.

## 1.6 Period Covered by Audit

Construction for the Project commenced on 20 February 2023.

This IEA represents the 4<sup>th</sup> independent audit for the Project (IA4) and covers the period from the IA3 site inspection on 23 August 2024 to the date of the IA4 site inspection on 5 March 2025. The audit timeframe was outside the 26 weeks of the site inspection for IA3 (23 August 2024) but was approved by DPHI in email correspondence dated 10 December 2024; and has been assessed as compliant with IAPAR audit timeframes. Refer to the Audit Table, Condition A27 for details.

This IEA (desktop assessment) commenced on 13 December 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 CoA and any requests for further information
- Emails to resolve and seek clarification on outstanding matters
- Preparation and issue of draft audit report and compliance tables
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

### 2.3 Site Personnel

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

- Tristan Rodrigues – Environmental Advisor, JHG
- Nairy Topouzian –Development Manager, WLD
- Ryan Thomas – Project Director, 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 5 March 2025. During the site inspection, environmental controls on-site generally appeared to be operating effectively, and no non-compliances or observations were raised in relation to Condition D14 - implementation of the CEMP and Sub-Plans.

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

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

## 2.5 Consultation

The Auditor consulted with DPHI via email on 5 February 2025 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
- Any consultation with agencies deemed necessary by the DPHI.

DPHI responded on 6 February 2025 and requested that any out of hours events were examined.

The Auditor consulted with DPHI via email on 10 December 2024 to request a minor adjustment to the proposed timing of the site inspection for the 4<sup>th</sup> IEA. DPHI advised they had no objection to the proposed change in audit date from 24<sup>th</sup> February 2025 to 5<sup>th</sup> March 2025 in email correspondence dated 10 December 2024; and assessed the change in date as compliant with IAPAR audit timeframes.

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.

**Not triggered**

A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken.

## 3. Audit Findings - Tables

### 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	191	Section 4.2
Not triggered	119	Section 4.2
Compliant	72	Section 4.2
Non-compliant	0	Section 4.3
Observations identified during the audit	1	Section 4.5
<b>Other</b>		
Self-Reported Non compliances recorded during the audit period	0	Section 4.4
Penalty notices issued during audit period	0	Section 4.7
Complaints reported during audit period	0	Section 4.9
Incidents recorded during the audit period	0	Section 4.10

### 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>31</b>	11	0	20
<b>Part B – Prior to issue of construction certificate</b>	<b>32</b>	8	0	24
<b>Part C – Prior to Commencement of Works</b>	<b>39</b>	29	0	10
<b>Part D – During Construction</b>	<b>33</b>	24	0	9
<b>Part E – Prior to Occupation or Commencement of Use</b>	<b>29</b>	-	-	29
<b>Part F – Post Occupation</b>	<b>15</b>	-	-	-
<b>Part G – Prior to issue of Subdivision Certificate</b>	<b>12</b>		-	-

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
Nil	

### 3.5 Observations

One observation was identified during the audit as summarised in **Table 7** below.

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

ID	Summary of Observation	Recommendation, Timing & Status
----	------------------------	---------------------------------

D22	Two stockpiles of VENM remained on the basement floor and would be reused or loaded out as required.	It is recommended that these stockpiles are removed or covered to reduce dust risk rather than left in-situ once the basement is vacated and waiting handover to the next contractor. <b>Timing:</b> 18/4/2025 (or as agreed with the project team) <b>Status:</b> OPEN
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## 3.6 Previous Audit Actions

The status of actions resulting from Non-compliances identified in the previous audit report (IA3) have been addressed in **Table 8** below:

**Table 8: Status of Non-Compliances from Previous IEA**

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

The status of actions resulting from Observations identified in the previous audit report (IA3) have been addressed in **Table 9** below:

**Table 9: Status of Observations from Previous IEA**

ID	Summary of Observation	Recommendation, Timing & Status
Nil		

## 3.7 Penalty Notices

No penalty notices have been issued from relevant regulatory authorities including the DPPI, 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

There were no complaints received during the reporting period that could be attributed to the Project.

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.

## 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.

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

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

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

With the basement substantially complete, risks associated with the management of noise, including out of hours work had decreased significantly. The discharge of surface and groundwater from the site was considered the most significant ongoing environmental risks remaining. This risk was being controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including of required documentation and records.

Relevant approvals and the review of water quality monitoring data in accordance with the Dewatering Management Plan was assessed during the audit. A review of dewatering procedures was conducted and deemed to be adequate to satisfy DPE Water and Council requirements for groundwater take and discharge to stormwater, based on the evidence presented for review.

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

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

## 4.4 Key Strengths

At the time of IA4 excavation of the basement was complete, including the last concrete pour for the base slab. Dewatering of groundwater was ongoing and the water treatment plant (WTP) remained operational to treat accumulated groundwater seepage and rainwater prior to discharge to stormwater under the water supply works approval. With the ongoing management of water, environmental risks associated with dewatering remained and were being managed by an ongoing program of water quality and water level monitoring in accordance with the Dewatering Management Plan. The basement would form a future fully tanked structure. It is expected that the highest intensive noise, vibration and dust-generating activities for the Project were complete. 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 requirement for ongoing vibration monitoring in the Sydney Metro tunnels had also been relieved upon the completion of bulk excavation.

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



+ Table A1: SSD 10438 Requirements

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>SCHEDULE 2</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>				
<b>A1</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent	<ul style="list-style-type: none"> <li>Refer the findings from this audit</li> <li>Interview with Auditees</li> </ul>	<p>At the time of IA4 the basement Form Reo Pour (FRP) structure was nearing completion with two concrete pours remaining. Following this, demobilisation activities and removal of construction materials are scheduled to commence, with the site made safe for handover to building contractor.</p> <p>Ongoing dewatering to the Water Treatment Plan (WTP).</p> <p>No material harm is known to have occurred to date.</p>	<b>Compliant</b>
<b>TERMS OF CONSENT</b>				
<b>A2</b>	The development may only be carried out: <ol style="list-style-type: none"> <li>in compliance with the conditions of this consent</li> <li>in accordance with all written directions of the Planning Secretary</li> <li>in accordance with the EIS and RtS</li> <li>in accordance with the management and mitigation measures</li> <li>in accordance with the approved plans in the table below (except where modified by the conditions of this consent).</li> </ol>	<ul style="list-style-type: none"> <li>EIS/RtS: <a href="#">Waterloo Metro Quarter OSD - Basement Car Park Detailed Design SSDA   Planning Portal - Department of Planning and Environment (nsw.gov.au)</a></li> <li>Interview with Auditees</li> </ul>	Refer the findings from this audit.	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status																																																						
	<table border="1" data-bbox="365 375 984 824"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Woods Bagot</th> </tr> <tr> <th>Drawing Number</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0001</td> <td>E</td> <td>Cover Sheet</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0090</td> <td>E</td> <td>Basement – Floor Plan Level 00</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0091</td> <td>F</td> <td>Basement – Floor Plan Level F1</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0092</td> <td>F</td> <td>Basement – Floor Plan Level F2</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0101</td> <td>E</td> <td>Basement – Longitudinal Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0102</td> <td>E</td> <td>Basement – Cross Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0103</td> <td>E</td> <td>Basement – Cross Section 02</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0121</td> <td>E</td> <td>Basement – Deep Planter Section 01</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0122</td> <td>E</td> <td>Basement – Deep Planter Section 02</td> <td>11/03/22</td> </tr> <tr> <td>WMQ-BMNT-WBG-AR-DRG-DA0190</td> <td>E</td> <td>Basement – Area Plan 01</td> <td>11/03/22</td> </tr> </tbody> </table> <table border="1" data-bbox="365 751 984 824"> <thead> <tr> <th colspan="3">Draft Stratum Subdivision plans prepared by Veris</th> </tr> </thead> <tbody> <tr> <td>202264.01b DSUB</td> <td>Sheets 1 to 3</td> <td>Printed 01.09.20</td> </tr> </tbody> </table>	Architectural drawings prepared by Woods Bagot				Drawing Number	Rev	Name of Plan	Date	WMQ-BMNT-WBG-AR-DRG-DA0001	E	Cover Sheet	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0090	E	Basement – Floor Plan Level 00	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0091	F	Basement – Floor Plan Level F1	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0092	F	Basement – Floor Plan Level F2	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0101	E	Basement – Longitudinal Section 01	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0102	E	Basement – Cross Section 01	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0103	E	Basement – Cross Section 02	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0121	E	Basement – Deep Planter Section 01	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0122	E	Basement – Deep Planter Section 02	11/03/22	WMQ-BMNT-WBG-AR-DRG-DA0190	E	Basement – Area Plan 01	11/03/22	Draft Stratum Subdivision plans prepared by Veris			202264.01b DSUB	Sheets 1 to 3	Printed 01.09.20			
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A3	<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>	<p>The Planning Secretary has not made any written directions.</p>	<p><b>Not triggered</b></p>																																																						
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	<p>No inconsistencies have been identified between this condition of consent and any planning documents.</p>	<p><b>Not triggered</b></p>																																																						

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

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

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	b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul>			
<b>STRUCTURAL ADEQUACY</b>				
<b>A10</b>	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.</i> <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	<ul style="list-style-type: none"> <li>• McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>• WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>• WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>• WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> </ul>	Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. <b>NB:</b> <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i>	<b>Compliant</b>
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
<b>A11</b>	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> <li>a) maintained in a proper and efficient condition; and</li> <li>b) operated in a proper and efficient manner.</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Calibration Certificate_7745, Geophone, 29/3/2023</li> <li>• Calibration Certificate_7361, Geophone, 15/7/2024</li> <li>• Calibration Certificate_7839, Geophone, 28/4/2023</li> <li>• Calibration Certificate_C24625, Sound Level Meter, 12/8/2024</li> </ul>	Plant Pre-acceptance checklists are completed for all plant that comes to site. Hard copy system is set up currently in the office. Site Hive is constantly monitoring for noise and dust as required. Vibration monitoring also being undertaken. Calibration is conducted every 2 years. Calibration certificates for the	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>Calibration Certificate_HEX-000302, Site Hive Hexanode, 29/11/2024</li> <li>Calibration Certificate_HEX-000288, Site Hive Hexanode, 21/8/2024</li> <li>Calibration Certificate_HEX-000201, Site Hive Hexanode, 6/12/2024</li> </ul>	Site Hives were provided as evidence.	
<b>APPLICABILITY OF GUIDELINES</b>				
<b>A12</b>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	None	N/A	<b>Not triggered</b>
<b>A13</b>	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	None	N/A	<b>Not triggered</b>
<b>MONITORING AND ENVIRONMENTAL AUDITS</b>				
<b>A14</b>	<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</p>	None	See conditions related to monitoring in Part D.	<b>Compliant</b>

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	<i>or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				
<b>A15</b>	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>	There have been no incidents requiring notification to the Department during the audit period. There were no minor incidents reported during the audit period.	<b>Not triggered</b>
<b>A16</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1..</b>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	As per A15.	<b>Not triggered</b>
<b>NON-COMPLIANCE NOTIFICATION</b>				
<b>A17</b>	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There have been no Non-Compliances requiring notification to the Department during the audit period.	<b>Not triggered</b>
<b>A18</b>	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	As per A17.	<b>Not triggered</b>
<b>A19</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	N/A	<b>Not triggered</b>

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<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>				
A20	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under this consent;</li> <li>b) the submission of an incident report under this consent;</li> <li>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</li> <li>d) the issue of a direction of the Planning Secretary under this consent which requires a review,</li> </ul> <p>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>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	There have been no required revisions to Strategies, Plans or Programs within the audit period.	<b>Not triggered</b>
A21	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	There have been no required revisions to other Strategies, Plans or Programs within the audit period.	<b>Not triggered</b>
<b>COMPLIANCE REPORTING</b>				
A22	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>• DPE Compliance Reporting Post Approval Requirements, 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	<b>Not triggered</b>

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A23	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.		DPE's Compliance Reporting Post Approval Requirements (2020).	
A24	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.			
A25	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
<b>INDEPENDENT ENVIRONMENTAL AUDIT</b>				
A26	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>DPE Independent Audit Post Approval Requirements, May 2020</li> <li>This audit (IA4 SSD 10438, dated 5/3/2025)</li> <li>IA3 SSD 10438, dated 23/8/2024</li> <li>IA2 SSD 10438, dated 5/3/2024</li> <li>IA1 SSD 10438, dated 6/9/2023</li> <li>Notification of Construction commencement (A26_Post Approval Form_20230216005548)</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> <li>Email from DPHI RE: Scheduling - Independent Audit 4 - SSD 10437 &amp;</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 10438 was notified as 20/2/2023. The site inspection for the Initial Audit was undertaken on 6/9/2023, 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</p>	<b>Compliant</b>

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		10438 Waterloo Metro Quarter, dated 10/12/2024	<p>Initial Audit (6/9/2023); 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>The site inspection for IA4 was undertaken on 5/3/2025. The audit timeframe was outside the 26 weeks of the site inspection for IA3 (23/8/2024) but was approved by DPHI in email correspondence dated 10/12/2024; and has been assessed as compliant with IAPAR audit timeframes.</p> <p>This audit (IA4 SSD 10438, dated 5/3/2025) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).</p>	
<b>A27</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<ul style="list-style-type: none"> <li>Appointment of Experts_31012024_105310 DPHI letter to WLD titled Waterloo OSD Basement Car Park – SSD 10438, Independent Auditor Approval Request, dated 31/1/24</li> </ul>	DPHI has approved Josephine Heltborg as the Lead Auditor for the SSD 10438 project (for the duration of the Construction phase).	<b>Compliant</b>
<b>A28</b>	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No such request has been received from the Planning Secretary.	<b>Not triggered</b>

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<b>A29</b>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under this consent;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>This audit (IA4 SSD 10438, dated 5/3/2025)</li> <li>IA3 SSD 10438, dated 23/8/2024</li> <li>IA2 SSD 10438, dated 5/3/2024</li> <li>Proponent's Response to IA3 Audit Findings SSD10438, dated 2/10/2024</li> <li>A30_Post Approval Form_20241002051138, Independent Environmental Audit 3, SSDA - SSD-10438-PA-27, dated 2/10/2024</li> <li><a href="http://www.wisd.com.au">Documents - Waterloo Integrated Station Development (wisd.com.au)</a></li> </ul>	<p>This audit (IA4 SSD 10438, dated 5/3/2025 is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>WLD reviewed and responded to Independent Audit 3 (IA3, dated 23/8/2024) in a letter to the Department dated 2/10/2024.</p> <p>The Proponent's Response was submitted to the Department with the IA3 Audit Report on 2/10/2024.</p> <p>The IA3 Audit Report and Proponent's Response was available on the project website at the time of IA4.</p>	<b>Compliant</b>
<b>A30</b>	<p>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.</p>	<ul style="list-style-type: none"> <li>This audit (IA4 SSD 10438, dated 5/3/2025)</li> <li>IA3 SSD 10438, dated 23/8/2024</li> <li>IA2 SSD 10438, dated 5/3/2024</li> <li>Proponent's Response to IA3 Audit Findings SSD10438, dated 2/10/2024</li> <li>A30_Post Approval Form_20241002051138, Independent Environmental Audit 3, SSDA - SSD-10438-PA-27, dated 2/10/2024</li> </ul>	<p>The Proponent's Response was submitted to the Department with the IA3 Audit Report on 2/10/2024. The IA3 site inspection was conducted on 23/8/2024. DPHI Submission was within the 2 month period as required.</p>	<b>Compliant</b>

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<b>A31</b>	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No such request has been received from the Planning Secretary.	<b>Not triggered</b>
<b>PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				
<b>LONG SERVICE LEVY</b>				
<b>B1</b>	Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a> .	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Long Service Corporation, Receipt No. L0000111930, dated 15/4/2023</li> </ul>	Confirmation of payment of Long Service Levy (\$72,580) sighted, dated 15/4/2023.	<b>Compliant</b>
<b>DESIGN EXCELLENCE AND INTEGRITY</b>				
<b>B2</b>	The architectural design team comprising Bates Smart Architects (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> <li>Woods Bagot Letter of Engagement SSD 10438-MOD1, dated 18/4/2023</li> </ul>	Compliance with Condition B2 is acknowledged by the Design Team in the letter supporting evidence of the Design Team's commission (Woods Bagot), dated 18/4/2023.	<b>Compliant</b>

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B3	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>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> <li>Woods Bagot Letter of Engagement SSD 10438-MOD1, dated 18/4/2023</li> </ul>	Compliance with Condition B3 is acknowledged by the Design Team in the letter supporting evidence of the Design Team's commission (Woods Bagot), dated 18/4/2023.	Compliant
B4	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>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> <li>Woods Bagot Letter of Engagement SSD 10438-MOD1, dated 18/4/2023</li> <li>B5_Post Approval Form_Design Team Evidence of Engagement, SSD-10438-PA-13, undated</li> </ul>	<p>Evidence of the Design Team's commission (Woods Bagot) sighted, dated 18/4/2023.</p> <p>Evidence of submission of architect appointment to the Planning Secretary sighted, undated.</p> <p><i>NB: Date of DPHI submission unable to be verified from evidence provided.</i></p>	Compliant
B5	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>Interview with Auditees</li> <li>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> </ul>	Noted. There have been no changes to the Design Team during the project.	Compliant

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		<ul style="list-style-type: none"> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> </ul>		
<b>B6</b>	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> <li>Woods Bagot Letter of Engagement SSD 10438-MOD1, dated 18/4/2023</li> </ul>	Noted – no proposed modifications to the approved architectural drawings. Compliance with Condition B3 is acknowledged by the Design Team in the letter supporting evidence of the Design Team’s commission (Woods Bagot), dated 18/4/2023.	<b>Not triggered</b>
<b>B7</b>	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> <li>Woods Bagot Letter of Engagement SSD 10438-MOD1, dated 18/4/2023</li> </ul>	Noted – no proposed modifications to the approved architectural drawings. Compliance with Condition B7 is acknowledged by the Design Team in the letter supporting evidence of the Design Team’s commission (Woods Bagot), dated 18/4/2023.	<b>Not triggered</b>

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<b>STRUCTURAL DETAILS</b>				
B8	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and b) his development consent</p>	<ul style="list-style-type: none"> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>WMQ CC1 Retention Piling (Basement), McKenzie Group, dated 19/5/2023</li> <li>WMQ CC2A Raglan Walk Top Down Structure (Basement), McKenzie Group, dated 30/6/2023</li> <li>WMQ CC2B Perimeter Anchors, Excavation and Structure (Basement), McKenzie Group, dated 19/9/2023</li> </ul>	<p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p><b>NB:</b> <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i></p>	<b>Not triggered</b>
<b>FIRE AND RESCUE CONSULTATION</b>				
B9	<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> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES</b>				
B10	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>MECHANICAL VENTILATION</b>				
B11	<p>The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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<b>B12</b>	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>SITE STABILITY AND CONSTRUCTION WORK</b>				
<b>B13</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:</p> <p>a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, 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</p>	<ul style="list-style-type: none"> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>WSP Letter to the Certifier (McKenzie Group), Ref: PS119449-GEO-LTR-005, dated 21/4/2023</li> <li>Letter from Robert Bird Group RE WMQ Basement – SSDA10438   Updated CC2B documentation, dated 15/9/2023</li> <li>Interview with Auditees</li> </ul>	<p>Engineer's Letter (WSP) detailing Condition B13 details (a)-(d) provided as evidence and certifies that the WSP Geotechnical Interpretive Report, ref: WMQ-SITE-WSP-ANZ-GT-RPT0001[G] meets the requirements of B13(a) and informs the design analysis of a suitable retention system and building foundations regarding B13(a).</p> <p>The report partially addresses B13(b) by providing comment and recommendations for appropriate methods of support and construction. Condition B13(b) is addressed by the relevant structural design documentation.</p> <p>Reference to the certification for structural design of the basement shoring wall and building foundation for details.</p>	<b>Compliant</b>

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	details must be provided to the Certifying Authority.		<p>Condition (c) is not applicable to CC1 as proposed works do not impact these provisions.</p> <p><b>NB:</b> WSP Letter, dated 21/4/2023 does not fully address Condition B13(b), and does not address B13(c) or (d). Compliance with these parts will be followed-up during the next audit (IA4).</p> <p>Letter from Robert Bird Group (RGB), dated states the following in relation to Condition B13: "RGB have designed the relevant structural components of the adopted shoring system based on consultation with the Project Geotechnical Engineer and building contractor. Construction of the shoring system will be based on the RGB structural documentation".</p> <p><b>NB:</b> Marked as compliant for the purpose of this audit based on the evidence sighted. Morasey Environment are environmental auditing specialists and are not design or construction engineers.</p>	
<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</b>				
<b>B14</b>	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Basement Car Park.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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<b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>				
<b>B15</b>	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b>				
<b>B16</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:</p> <p>a) All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>b) All taps and shower heads installed must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>c) New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>d) Systems must include “smart controls” to reduce unnecessary flushing. Continuous flushing systems are not approved.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>MECHANICAL PLANT NOISE MITIGATION</b>				
<b>B17</b>	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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	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.			
<b>SYDNEY WATER ASSETS</b>				
<b>B18</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: <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a></i></p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>CAR PARKING</b>				
<b>B19</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) An allocation of 155 on-site car parking spaces as follows:</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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	<table border="1"> <thead> <tr> <th>Precinct</th> <th>Land use</th> <th>Proposed car spaces</th> </tr> </thead> <tbody> <tr> <td>Southern precinct (SSD 10437)</td> <td>social housing</td> <td>8 (including 2 accessible spaces)</td> </tr> <tr> <td rowspan="2">Central precinct (SSD 10439)</td> <td>residential apartments</td> <td>67 (including 9 accessible spaces)</td> </tr> <tr> <td>childcare centre</td> <td>1</td> </tr> <tr> <td>Northern precinct (SSD 10440)</td> <td>commercial / office</td> <td>63 (including 2 accessible spaces)</td> </tr> <tr> <td rowspan="2">Other uses (SSD 10437, 10438 and 10440)</td> <td>residential visitor parking</td> <td>2 (both accessible spaces)</td> </tr> <tr> <td>ride share</td> <td>4</td> </tr> <tr> <td></td> <td>Waterloo Congregational church</td> <td>2</td> </tr> <tr> <td></td> <td>car wash</td> <td>1</td> </tr> <tr> <td></td> <td>services vehicles</td> <td>5</td> </tr> <tr> <td></td> <td>Sydney Metro spaces</td> <td>2</td> </tr> </tbody> </table>	Precinct	Land use	Proposed car spaces	Southern precinct (SSD 10437)	social housing	8 (including 2 accessible spaces)	Central precinct (SSD 10439)	residential apartments	67 (including 9 accessible spaces)	childcare centre	1	Northern precinct (SSD 10440)	commercial / office	63 (including 2 accessible spaces)	Other uses (SSD 10437, 10438 and 10440)	residential visitor parking	2 (both accessible spaces)	ride share	4		Waterloo Congregational church	2		car wash	1		services vehicles	5		Sydney Metro spaces	2			
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<b>BICYCLE PARKING</b>																																			
<b>B20</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following:</p> <p>a) An allocation of 315 spaces are provided within the basement as follows:</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>																															

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<b>Precinct</b>	<b>Land use</b>	<b>Proposed bike parking spaces</b>		
Central Precinct (SSD 10439)	residential	65 spaces (Class 1)		
	childcare centre (staff)	3 spaces (Class 2)		
Northern Precinct (SSD 10440)	commercial / office	236 spaces (Class 2)		
All Precincts (SSD <u>10440</u> , <u>10439</u> and 10438)	retail (staff)	11 spaces (Class 2)		

#### VEHICLE ACCESS DESIGN

<b>B21</b>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p> <ul style="list-style-type: none"> <li>a) all vehicles should enter and leave the subject site in a forward direction;</li> <li>b) all vehicles are to be wholly contained on site before being required to stop,</li> <li>c) parking associated with the proposal (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS/NZS 2890.6:2009 and AS 2890.2-2002;</li> <li>d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas;</li> <li>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
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	f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject site, shall be in accordance with AUSTRROADS.			
<b>LOADING AND UNLOADING AREAS AND BICYCLE ACCESS</b>				
<b>B22</b>	All loading and unloading operations associated with servicing the Waterloo Metro Quarter development must be carried out within the signposted loading spaces within the basement	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>B23</b>	The service vehicle bays, car parking spaces and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>FREIGHT AND SERVICING MANAGEMENT PLAN</b>				
<b>B24</b>	<p>Prior to the issue of the relevant Occupation Certificate the Applicant shall update the Freight and Servicing Management Plan for the Waterloo Metro Quarter development (SSD 10437, SSD 10438, SSD 10439 and SSD 10440) in consultation with TfNSW and submit a final copy to TfNSW for endorsement. The Plan shall ensure that potential traffic and safety impacts are effectively managed. The Plan shall specify, but not be limited to, the following:</p> <p>(a) details of the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</p> <p>(b) details of the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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	<p>and duration of stay;</p> <p>(c) details of measures to manage the use and occupancy of the service bays; and</p> <p>(d) details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular queuing on public roads and potential conflicts between vehicles accessing the loading docks and transport users accessing the Sydney Metro station and/or pedestrian accessing the facilities within the Waterloo Metro Quarter.</p>			
<b>B25</b>	The Freight and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>STORMWATER MANAGEMENT SYSTEM</b>				
<b>B26</b>	<p>Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development at the Southern Precinct and submit it to the satisfaction of the Certifier and Council's Public Domain Unit. The system must:</p> <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</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>

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	<i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.			
<b>FLOOD EMERGENCY MANAGEMENT PLAN</b>				
<b>B27</b>	Prior to the issue of the relevant occupation certificate, the Applicant must prepare a Flood Emergency Management Plan in consultation with the NSW State Emergency Service including detailed emergency management procedures and submit it to the satisfaction of the Certifying Authority. The Plan must include calculations of persons, identification of risks and consideration of suitable shelter.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>HERITAGE INTERPRETATION</b>				
<b>B28</b>	Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a detailed Heritage Interpretation Plan generally in accordance with the Heritage Interpretation Strategy submitted with the EIS. City of Sydney Council should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development Heritage Interpretation Plan, Urbis, August 2023</li> <li>DPE Letter RE: Heritage Interpretation Plan - Condition B28, dated 11/9/2023</li> <li>Email from Urbis to City of Sydney Council RE: HIP, dated 25/8/2023</li> </ul>	<p>Construction commencement for SSD 10438 was notified as 20/2/2023.</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, generally within six months of commencement of works (20/2/2023).</p> <p>DPE issued a letter approving the HIP on 11/9/2023 "<i>The Department has carefully reviewed the document and is satisfied that it meets the requirements of Condition B28. Accordingly, as nominee of the Planning Secretary, I approve the Heritage Interpretation Plan (Revision 4, August 2023, prepared by Urbis)</i>".</p> <p>Section 5.5 of the HIP outlines stakeholder engagement conducted for the HIP and includes details of consultation with City of Sydney</p>	<b>Compliant</b>

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			Council on 24/8/2023. An email was also sighted inviting Council to comment on the HIP on 25/8/2023.	
<b>B29</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> </ul>	Not triggered within the audit period.	<b>Not triggered</b>
<b>FLOOD PLANNING LEVELS</b>				
<b>B30</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 within <i>the Supplementary Flood Risk Assessment Memo</i> dated 15 February 2021 prepared by WSP Engineers and submitted with the Response to Submissions.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Supplementary Flood Risk Assessment Memo dated 15 February 2021 prepared by WSP Engineers</li> <li>WSP Letter RE: Flood Planning Levels for WMQ Basement Precinct SSD 10438, dated 14/7/2023</li> <li>WIR-0951.5 Basement Waterproofing Design Report, 49 Botany Rd, Waterloo, Waterproofing Integrity, Rev05, dated 30/7/2024</li> </ul>	<p>WSP letter, dated 14/7/2023 supports evidence of compliance with Condition B30. The proposed Finished Floor Levels (FFLs), as indicated in Section 2 of the note, satisfy condition B30 in the development consent for SSD10438. WSP notes that <i>“appropriate construction methodologies must be used to ensure flood protection during the construction Stages”</i>. This includes waterproofing of all penetrations. The status of waterproofing was unknown at the time of IA4, though groundwater seepage was still being collected and treated by the WTP, indicating all waterproofing was yet to be complete.</p> <p><b>NB:</b> <i>Marked as compliant for the purpose of this audit based on the evidence sighted. Morasey Environment are environmental auditing specialists and are not design or construction engineers.</i></p>	<b>Not triggered</b>

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<b>STORMWATER QUALITY</b>				
<b>B31</b>	Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the approved stormwater quality assessment <i>Stormwater Management Strategy and Flood Impact Assessment</i> dated 30 September 2020 prepared by WSP Engineers.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Subject to final design of the OSD.	<b>Not triggered</b>
<b>PUBLIC DOMAIN WORKS AND DAMAGE BOND</b>				
<b>B32</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</p>	<ul style="list-style-type: none"> <li>B32_WLD Letter Public Domain Works Bond, dated 6/2/2023</li> <li>B32_Basement Public Domain Damage Bond (receipt), Bond No: 2667340, dated 8/2/2023</li> </ul>	<p>a) Letter from WLD to McKenzie Group, dated 6/2/2023 confirms that the Public Domain Works Bond referenced in Basement SSD 10438 Condition B32 item (a) is not applicable for the Basement SSD 10438 consent as there are no public domain works associated with the Basement consent.</p> <p>b) Public Domain Works Bond (receipt), dated 8/2/2023 sighted.</p> <p>c) Noted.</p> <p>No Public Domain works associated with the Basement scope – limited to the damage bond.</p>	<b>Compliant</b>

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	<p>above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>b) a Public Domain Damage Bond calculated on the basis of 900 square metres of concrete unit paved site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Bond must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for repairing any 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>			

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<b>PART C PRIOR TO COMMENCEMENT OF WORKS</b>				
<b>NOTIFICATION OF COMMENCEMENT</b>				
<b>C1</b>	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	<ul style="list-style-type: none"> <li>A26_Post Approval Form_20230216005548</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> <li>CFEMP, Section 9.3</li> </ul>	Date notified of commencement of physical works is <b>20/2/2023</b> , as per John Holland letter to DPE, dated 15/2/2023, and submitted to DPE on 16/2/2023. Notification was within the 48 hours timeframe.	<b>Compliant</b>
<b>C2</b>	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of proposed commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> <li>A26_Post Approval Form_20230216005548</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement, dated 15/2/2023</li> <li>John Holland Letter to the Planning Secretary, Notification of Commencement Stage 2, dated 4/8/2023</li> <li>CFEMP, Section 6</li> <li>Basement Notification of Commencement (NOC), dated 16/2/2023.</li> <li>Basement SSD 10438 CC1, dated 19/5/2023</li> <li>Basement SSD 10438 CC2a, dated 30/6/2023</li> </ul>	<p>Notice of commencement letter is submitted to DPE for each stage of work.</p> <p>Date notified of commencement of physical works is <b>20/2/2023</b>, as per John Holland letter to DPE, dated 15/2/2023, and submitted to DPE on 16/2/2023. Notification was within the 48 hours timeframe.</p> <p>Construction staging is set out in Section 6 of the CFEMP.</p> <p>SSD 10438 basement construction consists of the following stages:</p> <ul style="list-style-type: none"> <li>NOC, dated 24/1/2023</li> <li>CC1 – Stage 1 Retention Piling</li> <li>CC2A – Stage 2A - Raglan Walk Top Down Structure</li> <li>CC3 cast-in services for structure (Q3 2023-Q2 2024)</li> <li>CC2B – excavation, structure and ground anchors</li> </ul> <p>Basement Notification of Commencement (NOC) sighted, dated 16/2/2023.</p>	<b>Compliant</b>

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<b>ACCESS TO INFORMATION</b>				
C3	<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>(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> </ul>	<ul style="list-style-type: none"> <li>• Project website: <a href="http://Home - Waterloo Integrated Station Development (wisd.com.au)">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> <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> <p>b) The website is updated monthly and as otherwise required</p>	<b>Compliant</b>

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	(x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary. c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.		c) No other matters known to require upload to the project website.	
<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 31/1/2023</li> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> </ul>	Veris (registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 31/1/2023 sighted & states: <i>"I hereby certify that Condition C4, that the proposed building, based on architectural plans received (230119Reference Point.dwg), will be erected wholly within the subject land. The Design offsets from walls and grid intersections relative to the boundaries are shown on the sketch herewith"</i> .  McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C4 prepared by Veris dated 31 January 2023 (Item 18) (evidence of submission to the Certifier).	<b>Compliant</b>
<b>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</b>				
<b>C5</b>	Prior to the commencement of works, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for	<ul style="list-style-type: none"> <li>Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 30/1/2023</li> </ul>	a) WLD advised part (a) of Condition C5 is not applicable b) Dilapidation Reports of the Council/Public Infrastructure and	<b>Compliant</b>

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	<p>access to, diversion, protection and support of the affected infrastructure;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy to the Certifier, Planning Secretary and Council; and</p> <p>c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p>	<ul style="list-style-type: none"> <li>• Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023</li> <li>• C5 &amp; C9_DPE Post Approval Form_20230130054302</li> <li>• John Holland Letter RE: Condition C5(c) Protection of Public Infrastructure and Street Trees, dated 3/2/2023</li> <li>• Interview with Auditees</li> <li>• Construction Management Plan</li> <li>• Flora &amp; Fauna Management Procedure &amp; Arborist Report</li> <li>• CFEMP Section 9.3</li> <li>• McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>• John Holland email to CoS Council (M. Burge) RE: Basement SSD 10438 – Condition C5, dated 30/1/2023</li> <li>• McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023</li> </ul>	<p>Waterloo Congregational Church sighted.</p> <p>C5 &amp; C9 submission to the Planning Portal sighted, dated 30/1/2023.</p> <p>Condition C5 submission to Council sighted, dated 30/1/2023.</p> <p>Submission to DPE &amp; Council was prior to commencement of works on 20/2/2023 in compliance with Condition C5.</p> <p>John Holland letter, dated 3/2/2023 sighted confirming that <i>“John Holland and all of John Holland’s employees will ensure all street trees outside the site not approved for removal are retained and protected in accordance with AS4970 Protection of Trees on Development Sites”</i>.</p> <p>McKenzie Notice of Commencement (NOC) refers to Dilapidation Report for Waterloo Congregational Church as per Conditions C5 &amp; C9 prepared by Demlakian dated 24 January 2023 (Item 8) (evidence of submission to the Certifier).</p> <p>c) there are no street trees known to require protection.</p> <p>McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023 confirms Certifier satisfaction that Conditions C5(b) and C9 are closed.</p>	

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<b>UTILITIES AND SERVICES</b>				
C6	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 Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>John Holland Letter regarding Condition C6 Utilities and Services, dated 9/3/2023</li> <li>Interview with Auditees</li> <li>Construction Management Plan</li> </ul>	<p>Utility works to date includes watermain installation (Sydney Water) and HV installation (Ausgrid). 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 the Pre Commencement Scope of Works”</i>.</p> <p>No new utilities work commenced during the audit period.</p>	<b>Compliant</b>
C7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Construction Management Plan</li> <li>Audit Checklist SSD10438_WLD</li> </ul>	No above ground works commenced during the audit period.	<b>Not triggered</b>
<b>DIAL BEFORE YOU DIG SERVICE</b>				
C8	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that proposed excavation will not conflict with any underground utility services.	<ul style="list-style-type: none"> <li>DBYD Job No 33207153, 85 Botany Road Waterloo NSW, dated 18/1/2023</li> <li>DBYD Response, City of Sydney, dated 29/11/2022</li> <li>McKenzie Group Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Interview with Auditees</li> </ul>	<p>DBYD (sighted) were obtained for archaeological investigations and piling.</p> <p>McKenzie Notice of Commencement (NOC) advises that the proposed demolition works for Waterloo Metro Quarter, Basement Building 1 &amp; 2 are expected to begin in 2 days from the date of this, under SSD 10438 (dated 16/2/2023) and refers to list of</p>	<b>Compliant</b>

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			<p>attachments as evidence of satisfying Conditions of Consent. List includes reference to Sydney Water Asset Demarcation Plan prepared by DBYD dated 16 January 2023.</p> <p>No additional excavation works commenced during the audit period.</p>	
<b>PRE-CONSTRUCTION DILAPIDATION REPORTS</b>				
C9	<p>Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report and submit the Report to the satisfaction of the Certifier. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'.</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>	<ul style="list-style-type: none"> <li>• Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 30/1/2023</li> <li>• Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023</li> <li>• C5 &amp; C9_DPE Post Approval Form_20230130054302</li> <li>• John Holland Letter RE: Condition C5(c) Protection of Public Infrastructure and Street Trees, dated 3/2/2023</li> <li>• RBG (Structural Engineer) Zone of Influence Confirmation, SSD Condition C9, dated 13/12/2022</li> <li>• McKenzie Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023</li> <li>• Interview with Auditees</li> <li>• John Holland Email to J. Cho of the church providing dilap report, dated 17/10/23.</li> </ul>	<p>Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted.</p> <p>C5 &amp; C9 submission to the Planning Portal sighted, dated 30/1/2023.</p> <p>Evidence of submission of the Pre-Construction Dilapidation Report to the church was sighted post-IA1, 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> <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” and would include the church, Council assets &amp; public domain, and the Sydney Metro station box. The items identified by RGB do not include any other affected property owners. McKenzie</p>	<b>Compliant</b>

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			<p>Group Email RE: WMQ Basement SSD 10438 – Conditions C5 and C9, dated 31/1/2023 confirms Certifier satisfaction that Conditions C5(b) and C9 are closed.</p> <p>In the Proponent's Response to IA1, the WL Developer notes that "a <i>Pre-Construction Dilapidation Report was not possible for the Sydney Metro station box as it was under construction prior to commencement and will continue during construction of the over station development</i>".</p> <p>No such request is known to have been made by Sydney Metro.</p>	
<b>C10</b>	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No access denied for undertaking a Pre-Construction Dilapidation Report.	<b>Not triggered</b>
<b>C11</b>	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to the 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>				
<b>C12</b>	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of	<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	<b>Compliant</b>

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	this consent relevant to activities they carry out in respect of the development.		contracts (confidential) and in the project induction.	
<b>COMMUNITY COMMUNICATION STRATEGY</b>				
<b>C13</b>	<p>Prior to the commencement of works, the Applicant must either:</p> <p>a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or</p> <p>b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must:</p> <p>(i) identify people to be consulted during the design and construction phases;</p> <p>(ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(iv) set out procedures and mechanisms:</p> <ul style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> </ul>	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022</li> <li>Interview with Auditees</li> </ul>	<p>a) The 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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	<ul style="list-style-type: none"> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul>			
<b>C14</b>	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul style="list-style-type: none"> <li>DPE Submission: C14 &amp; C15_Approval of Plan Strategy or Study_13122022_013716, dated 13/12/2022</li> </ul>	Evidence of submission of the CCS to DPE sighted, dated 13/12/2022, more than one month prior to commencement of Construction on 20/2/2023.	<b>Compliant</b>
<b>C15</b>	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> <li>DPE Letter RE: Waterloo Metro Quarter – Basement Car Park Community Communications Strategy, dated 13/12/2022</li> </ul>	DPE Letter of approval of the CCS sighted, dated 13/12/2022. Approval was prior to commencement of Construction on 20/2/2023.	<b>Compliant</b>
<b>C16</b>	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Complaint Register - February 2023 - September 2023 – Southern Precinct</li> <li>Site inspection 23/8/2024</li> <li>Interview with Auditees Stakeholder &amp; Communications Manager</li> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 8.0, dated 15/7/2024</li> <li>DPHI Portal Receipt / Email RE: Updated CCS, dated 22/7/2024</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.</p> <p>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</p>	<b>Compliant</b>

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			<p>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. Response time is tracked in Consultation Manager.</p> <p>No complaints were received during the audit period.</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 scheduled for February 2025 – Summer on the Green and included an OSD stand, but the event was cancelled due to weather.</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</p>	

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			remains open some evenings and Sundays (not during approved construction hours).	
<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 10438 project.</p>	Not triggered
<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</p>	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> </ul>	<p>a) N/A</p> <p>b) CPTMP Rev09 sighted. Section 12 states the Plan forms part of the consultation process with the Sydney Coordination Office (SCO), City of Sydney (CoS) and TfNSW. Section 1 of the CPTMP states "As part of the SSD submission process, Transport for NSW (TfNSW) and City of</p>	Compliant

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	<p>Planning Secretary and a copy provided to the Certifying Authority; or</p> <p>b) prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP shall specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>(i) a description of the development;</li> <li>(ii) location of any proposed work zone(s);</li> <li>(iii) details of crane arrangements including location of any crane(s) and crane movement plan;</li> <li>(iv) haulage routes;</li> <li>(v) proposed construction hours;</li> <li>(vi) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;</li> <li>(vii) construction vehicle access arrangements;</li> <li>(viii) construction program and construction methodology, including any construction staging;</li> <li>(ix) a detailed plan of any proposed hoarding and/or scaffolding;</li> <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> </ul>	<ul style="list-style-type: none"> <li>• McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>• C18_Post Approval Form_20230201 234105, Basement Car Park Detailed Design SSDA - SSD-10438-PA-10, CPTMP TfNSW Submission, dated 1/2/2023</li> <li>• TfNSW CPTMP Endorsement Letter, dated 14/2/2023</li> <li>• Interview with Auditees</li> <li>• Interview with Stakeholder &amp; Communications Manager</li> </ul>	<p><i>Sydney (Council) have reviewed and commented on the preliminary version of this report. Comments raised during this consultation process have been discussed and incorporated into this construction stage CPTMP".</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> <p>c) Evidence of CPTMP submission to SCO sighted, dated 1/2/2023 &amp; Endorsement Letter, dated 14/2/2023.</p> <p>d) The Stakeholder &amp; Comms Manager confirmed the 1800 number is provided via the project notification process and during doorknocking, drop card etc. TfNSW &amp; CoS Council are all included on the weekly notification email, which includes the 1800 number.</p> <p>e) The CPTMP Rev 9, Reference PA-10 was approved by the</p>	

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	<p>(xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and</p> <p>(xiii) identify the cumulative construction activities of the development and other projects within or around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement;</p> <p>d) Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and</p> <p>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>Department on 30/3/23 (approval letter sighted).            McKenzie Notice of Commencement (NOC) refers to Photo Evidence of Consent Condition C18 CPTMP Submission to NSW Department of Planning (Item 63) (evidence of submission to the Certifier).</p>	

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

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	<ul style="list-style-type: none"> <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> <li>(ix) include arrangements for community consultation and complaints handling procedures during construction.</li> </ul>			
<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>	The CFEMP and any associated Sub-Plans should be revised: <ul style="list-style-type: none"> <li>a) at each key stage of the works;</li> <li>b) in response to future development consents;</li> <li>c) in response to major changes in site conditions or work methods; and</li> <li>d) in support of licence variations as necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Basement Management Plan - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023</li> <li>• Interview with Auditees</li> </ul>	No revisions to the CFEMP or associated Sub-Plans have been triggered to date.	<b>Not triggered</b>
<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 – Basement Construction Noise and Vibration</li> </ul>	a) N/A b) CNVMP, RevF 15/3/2023 sighted.	<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 the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;</p>	<p>Management Plan (CNVMP), RevF 15/3/2023</p> <ul style="list-style-type: none"> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>C22_Post Approval Form_20230131 213105, Construction Noise and Vibration Management Plan, dated 31/1/2023</li> </ul>	<p>The CNVMP was submitted to DPE on 31/1/2023, prior to construction commencement. The CNVMP Rev F, Reference PA-9 was approved by the Department on 30/3/23. McKenzie Notice of Commencement (NOC) refers to CNVMP as per Consent Condition C22 prepared by John Holland dated 31 January 2023 (Item 5) (evidence of submission to the Certifier).</p> <p>i) Section 1 &amp; 5.4  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>	

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	<ul style="list-style-type: none"> <li>(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;</li> <li>(vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</li> <li>(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;</li> <li>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</li> <li>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</li> <li>(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;</li> </ul>			

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	(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; (xiii) measures to monitor noise performance and respond to complaints; (xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site; (xv) procedures to allow for regular professional acoustic input to construction activities and planning; and (xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).			
<b>AIR QUALITY MANAGEMENT SUB-PLAN</b>				
<b>C23</b>	Prior to the commencement of any earthwork or construction, the Applicant shall: a) amend, or prepare an addendum to, the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. The AQMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements: (i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling	<ul style="list-style-type: none"> <li>Waterloo OSD Project Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> <li>DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>C23, C24 &amp; C25_Post Approval Form_20230131 033638, Air Quality Management Sub-Plan, dated 31/1/2023</li> </ul>	a) N/A b) AQMP Rev00, dated 15/2/2023 sighted. McKenzie Notice of Commencement (NOC) refers to AQMP Rev00 as per Consent Conditions C23, C24 & C25 prepared by JBS&G dated 15 February 2023 (Item 59) (evidence of submission to the Certifier). NOC also refers to Email Correspondence regarding Consent Conditions C23, C24 & C25 AQMP Submission prepared by Mirvac dated 16 February 2023 (Item 60).	<b>Compliant</b>

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	<p>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> <li>risk assessment;</li> <li>suppression improvement plan.</li> </ul> <p>(v) monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(vi) communication strategy; and</p> <p>(vii) system and performance review for continuous improvements.</p>		<p>The AQMP was submitted to DPE for approval on 31/1/2023, prior to construction commencement.</p> <p>The AQMP Rev 00, Reference PA-8 was approved by the Department on 30/3/23.</p> <p>i) Sections 2-7, Section 1.3</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 5.3</p> <p>vi) AQMP07, Appendix B</p> <p>vii) AQMP05, Appendix B</p>	
<b>C24</b>	The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	<ul style="list-style-type: none"> <li>Waterloo OSD Project Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> </ul>	Refer AQMP Section 5.3 & AQMP01, Appendix B.	<b>Compliant</b>
<b>C25</b>	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<ul style="list-style-type: none"> <li>Reactive Air Quality &amp; Odour Management Plan (RAQOMP)</li> </ul>	Refer AQMP AQMP04, Appendix B.	<b>Compliant</b>
<b>CONSTRUCTION WASTE MANAGEMENT SUB-PLAN</b>				
<b>C26</b>	Prior to the commencement of any earthwork or construction, the Applicant shall:	<ul style="list-style-type: none"> <li>Waterloo OSD – Basement Construction Waste Management</li> </ul>	a) N/A	<b>Compliant</b>

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	<p>a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare a Construction Waste Management Sub-Plan (CWMP) for the development, independent of the CWMP approved with the CSSI station works. The CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <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> </ul>	<p>Sub-Plan (CWMP), RevA, dated 17/1/2023</p> <ul style="list-style-type: none"> <li>• DPE CEMP &amp; Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23</li> <li>• McKenzie Notice of Commencement (NOC), dated 16/2/2023</li> <li>• C26_Post Approval Form_20230122 231924 (CWMP Submission to DPE), dated 22/1/23</li> </ul>	<p>b) CWMP Rev00, dated 15/2/2023 sighted. McKenzie Notice of Commencement (NOC) refers to CWMP prepared by John Holland dated 17 January 2023 (Item 6) Post Approval Form for Consent Condition C26 prepared by NSW DPE (Item 41) (evidence of submission to the Certifier). The CWMP was submitted to DPE on 22/1/23 prior to the commencement of construction. The CWMP Rev A, Reference PA-6 was approved by the Department on 30/3/23.</p> <ul style="list-style-type: none"> <li>i) Section 5.4</li> <li>ii) Section 5.5.1, 5.5.2 &amp; Appendix B – Site Plans</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 5.9</li> <li>vi) Section 5.9</li> <li>vii) Appendix B – Site Plans, Section 5.4.1 &amp; 5.7</li> <li>viii) Sections 5.8, 5.9, 6.1, 6.3 &amp; 7.1</li> </ul>	

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	(vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> <li>a traffic plan showing transport routes within the site;</li> <li>a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> <li>the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul>			
<b>CONSTRUCTION PARKING</b>				
<b>C27</b>	Prior to the commencement of construction, the Applicant must submit to the Certifying Authority evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Letter regarding Consent Condition C27 (Basement) works prepared by John Holland dated 25 January 2023</li> </ul>	McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C27 (Basement) works prepared by John Holland dated 25 January 2023 (Item 21) (evidence of submission to the Certifier).	<b>Compliant</b>
<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	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 20/5/2024</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> </ul>	Barricade permits had been obtained for various construction activities including: <ul style="list-style-type: none"> <li>Water Filled Barriers Botany Road between Raglan St &amp; Wellington St</li> <li>Layback Wellington Street</li> </ul>	<b>Compliant</b>

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	required to be submitted to the satisfaction of the relevant authority.	<ul style="list-style-type: none"> <li>01 Water Filled Barriers Botany Road - TA.2023.864</li> <li>02 Layback Wellington Street - TA.2023.832</li> <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> <li>City of Sydney Temporary Works Approval TA/2024/1826, dated 10/10/24 (Approval from 11/10/24-20/12/24)</li> </ul>	<ul style="list-style-type: none"> <li>Layback Botany Road City of Sydney Temporary Works Approvals sighted as evidence. Various ROLs were sighted as evidence of compliance with Condition C28 and related to temporary closure of parking lanes and the footpath on Botany Road. A temporary works permit was obtained for the hoarding changeover from A Class to Waterfilled barriers CM: TA/2024/1826 and TA2025/223.</li> </ul>	
<b>HOARDING</b>				
<b>C29</b>	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:	<ul style="list-style-type: none"> <li>Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 20/5/2024</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</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>	<b>Compliant</b>

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	<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>Letter from Command Pacific 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 St</li> <li>CoS Hoarding Works Approval – B/2023/187, dated 18/8/23</li> <li>CM: B/2023/257/1 Hoarding Permit Renewal, dated 12/11/2024</li> </ul>	<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). McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C29 Hoarding prepared by John Holland dated 18 January 2023 (Item 23) (evidence of submission to the Certifier).</p> <p>Letter from Command Pacific Consulting Engineers to Total Hoarding, dated 26/7/2023 provides details of the inspection of as-built hoarding carried out on 25/07/23, and confirms compliance with relevant Australian Standards subject to conditions. Certification of the hoarding was provided by City of Sydney, dated 25/7/2023.</p> <p>No new hoarding within the audit period. Structural inspection of existing hoarding on Botany Road, dated May 2024.</p> <p>CM: B/2023/257/1 Hoarding Permit for Type A hoarding on Botany Road was obtained during the audit period.</p>	
<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> </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</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <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>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 and Works Approval from City of Sydney Council sighted.</p> <p>No new hoarding within the audit period. Structural inspection of existing hoarding on Botany Road, dated May 2024.</p>	
<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>Interview with Auditees</li> </ul>	Not triggered during the audit period.	<b>Not triggered</b>
<b>PUBLIC LIABILITY INSURANCE</b>				
<b>C32</b>	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>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</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 C32 prepared by JHG dated 18 January 2023 (Item 49)</p>	<b>Compliant</b>

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		Products Liability Certificate TfNSW Sydney Metro City Southwest, dated 18/1/2023	(evidence of submission to the Certifier). PL Insurance Certificate sighted, Exp 30/4/2025. Evidence of submission to Council, dated 18/1/2023 sighted (prior to commencement of construction).	
<b>REMEDATION – UNEXPECTED FINDS PROTOCOL</b>				
<b>C33</b>	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	<ul style="list-style-type: none"> <li>Soil and Water Management Procedure (CEMP Appendix 5)</li> <li>Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023</li> <li>McKenzie - Basement 10438 201049.SP04-01NOC, dated 16/2/2023</li> <li>Interview with Auditees</li> </ul>	An Unexpected Finds Protocol is included in the Soil and Water Management Procedure (CEMP Appendix 5) and outlines contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works. Interim Advice was received by Rambol, dated 11/1/2023 and included the review and endorsement of the UFP by EPA accredited site auditor 1505 Tom Onus. McKenzie Notice of Commencement (NOC) refers to Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023 (Item 14) (evidence of submission to the Certifier).	<b>Compliant</b>
<b>REMEDATION – SITE AUDITOR</b>				
<b>C34</b>	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Interim Audit Advice Letter for Consent Condition C33 prepared by Ramboll dated 11 January 2023</li> </ul>	Ramboll Interim Advice confirms Tom Onus, NSW Environmental Protection Authority (EPA) accredited Contaminated Sites Auditor, has been engaged by WL Developer Pty	<b>Compliant</b>

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	independently review the implementation and validation of the remediation works.	<ul style="list-style-type: none"> <li>C34_Post Approval Form_20221122 034613, Site Auditor Evidence of Engagement, dated 22/11/2022</li> </ul>	<p>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').</p> <p>Evidence of submission of auditor engagement to DPE sighted, dated 22/11/2022 (prior to the commencement of earthwork or remediation works).</p>	
<b>C35</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>	<p>RAP sighted, prepared by JBS&amp;G. Refer D27 for evidence of RAP implementation.</p> <p>The project team indicated the northern portion of the site had been remediated and cleared by JBS&amp;G at the time of IA1, and one concrete slab remained in the southern portion of the site and would be remediated at a later date.</p> <p>At the time of IA2, the majority of fill materials had been removed with bulk excavation complete. Piling was ongoing, with 5 piles left to complete. Detailed excavation would follow for lift pits. VENM was pre-classified in-situ and stockpiled.</p> <p>Contaminants of predominant concern in the soil had been identified as asbestos, heavy metals and hydrocarbons.</p>	<b>Compliant</b>

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			<p>The groundwater is known to contain PFAS, heavy metals and TRH, which may require management during the future dewatering process.</p> <p>Remediation works have been undertaken in accordance with the RAP, the Interim Validation Report is currently being developed for remediation works to date with remaining remediation works yet to be completed.</p>	
<b>REMEDATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT</b>				
<b>C36</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 demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul>	Remediation works not yet complete at the time of the audit.	<b>Not triggered</b>
<b>REMEDATION – VALIDATION REPORT</b>				
<b>C37</b>	Within one month following the completion of the remediation works for the development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• JBS&amp;G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023</li> </ul>	Remediation works not yet complete at the time of the audit.	<b>Not triggered</b>

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<b>ABORIGINAL AND NON-ABORIGINAL ARCHAEOLOGY</b>				
C38	During excavation and construction, the Unexpected Finds Protocol is to be implemented if any aboriginal archaeological objects are found or detected.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Aboriginal Unexpected Finds Protocol (CEMP, Section 6.2)</li> <li>• Email from ABMS RE: Re: Basement Condition A26 Initial Audit C38 Aboriginal and Non-Aboriginal Archaeology, dated 25/5/2023</li> <li>• ABMS Archaeological Site Clearance Certificate Ref: 23097 CC9, dated 18/7/2023</li> </ul>	<p>Early investigations by AMBS Ecology and Heritage (AMBS) who were engaged by the Tunnel and Station Excavation (TSE) Sydney Metro Contractor to undertake archaeological investigation works for the Waterloo Station box (i.e. the adjacent site) identified the presence of archaeology findings. These findings were detailed in EIS Appendix H - Heritage Impact Statement.</p> <p>Based on the findings identified by AMBS it is expected that low significance archaeology (European) will be present within the development footprint. As per the Ministers Condition of Approval B29 AMBS prepared an Archaeological Method Statement (AMS) from July 2020 that outlined the need for further historical archaeological excavations within the project area.</p> <p>Bulk excavation commenced on 21/9/2023.</p> <p>ABMS Archaeological Site Clearance Certificate Ref: 23097 CC9, dated 18/7/2023 clears the southern part of Area E2 in archaeological Area 2 (i.e. completion of archaeological excavation and salvage works). Auditees advised remaining works have been confirmed by AMBS to be managed under the Unexpected</p>	Not triggered

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			<p>Finds Protocol when excavating the area under the existing hardstand (area north of the church). The UEF Protocol was not implemented during the audit period.</p> <p><b>NB:</b> <i>This audit does not constitute a full audit of all heritage and archaeological excavation requirements, which is the responsibility of the Proponent, Contractor and heritage specialist.</i></p>	
<b>C39</b>	<p>During excavation and construction, the Archaeological Management Strategy, the unexpected finds protocol and other recommendations set out in the Archaeological Method Statement, dated July 2020 prepared by AMBS Ecology and Heritage shall be adhered.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Aboriginal Unexpected Finds Protocol (CEMP, Section 6.2)</li> <li>• Email from ABMS RE: Re: Basement Condition A26 Initial Audit C38 Aboriginal and Non-Aboriginal Archaeology, dated 25/5/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC1, Areas A2 &amp; B2 of Area 1, dated 11/5/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC2, dated 7/6/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC3, dated 20/6/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC5, dated 7/7/2023</li> <li>• AMBS Archaeological Site Clearance Certificate Ref 23097 CC1, dated 11/7/2023</li> </ul>	<p>Evidence of implementation of the Archaeological Management Strategy (AMS) was reviewed during the audit. AMBS archaeologists had been engaged for the first 22 weeks of construction to undertaken excavation and salvage works in accordance with the requirements of the AMS, Condition C39 of SSD 10438 (&amp; Conditions E17 &amp; E18 of SSI 15-7400), the CEMF and applicable legislative requirements and guidelines.</p> <p>It is understood that 200-300 boxes of artefacts have been removed from the site during archaeological investigations and salvage. AMBS clearance certificates were provided as evidence that, for each area or zone no further archaeological excavation is required and the archaeological works completed are adequate and the results are satisfactory.</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>AMBS Archaeological Site Clearance Certificate Ref 23097 CC9, dated 18/7/2023</li> </ul>	<b>NB:</b> This audit does not include a full assessment of compliance against the archaeological investigation process at the site and is limited to a review of the evidence provided during the audit.	
<b>PART D DURING CONSTRUCTION</b>				
<b>APPROVED PLANS TO BE ONSITE</b>				
D1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at 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>				
D2	<p>A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <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> <li>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</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.	<b>Compliant</b>

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	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.			
<b>HOURS OF CONSTRUCTION</b>				
<b>D3</b>	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 7:30am and 3:30pm, Saturdays.	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> <li>• Email from WLD to DPE RE: Waterloo Metro Quarter - Basement SSD 10438 Conditions A17 and D11 Notification, dated 24/7/2023</li> <li>• Project Induction</li> <li>• Site inspection</li> </ul>	There have been no known instances of out of hours works during the IA4 audit period. Notice displayed on the site hoarding indicating approved construction hours. Approved construction hours are included in the project induction.	<b>Compliant</b>
<b>D4</b>	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> </ul>	Auditees confirmed approved working hours do not extend to Sundays or public holidays, and no work has been undertaken during these times.	<b>Compliant</b>
<b>D5</b>	Activities may be undertaken outside of these hours if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> </ul>	No activities relevant to D5 are known to have been carried out during the audit period.	<b>Not triggered</b>
<b>D6</b>	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> </ul>	As per D5.	<b>Not triggered</b>
<b>D7</b>	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to midday, Monday to Friday; b) 2 pm to 5pm Monday to Friday; and c) 9am to midday, Saturday.	<ul style="list-style-type: none"> <li>• CNVMP, Section 5.2.2</li> <li>• Interview with Auditees</li> <li>• Project induction</li> </ul>	Auditees confirmed the activities listed under Condition D7 have not been relevant to date. Activities within the basement were limited to finishing /defect works, removal of formwork and water treatment at the time of the audit site inspection.	<b>Not triggered</b>

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			D7 requirements are documented in the site induction.	
<b>SAFework REQUIREMENTS</b>				
D8	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> <li>Site inspection</li> <li>Interview with Auditees</li> </ul>	<p>A traffic controller is placed at vehicle access gates during working hours. 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), and security guards where required.</p>	<b>Compliant</b>
<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> <li>Environmental Incident Report, dated 5/9/2024</li> </ul>	<p>No reportable incidents are known to have occurred during the audit period.</p> <p>One minor spill of hydraulic oil from hose of concrete truck to hardstand within the Botany Road slip lane. The spill was not within the vicinity of stormwater and was cleaned up with absorbent material from the spill kit.</p>	<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	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There were no non-compliances issued during the audit period.	<b>Not triggered</b>

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	<a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.			
<b>D12</b>	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There were no non-compliances issued during the audit period.	<b>Not triggered</b>
<b>D13</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> <li>CFEMP, Section 12.1 &amp; Appendix 6</li> <li>Interview with Auditees</li> </ul>	Condition D3 is addressed in Section 12.1.2 of the CFEMP. No non-compliances have been notified as incidents during the audit period.	<b>Not triggered</b>
<b>IMPLEMENTATION OF MANAGEMENT PLANS</b>				
<b>D14</b>	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by Part B of this consent are implemented during construction.	<ul style="list-style-type: none"> <li>Refer CEMP &amp; Sub-plan checklist</li> </ul>	A CEMP & Sub-plan checklist has been prepared at the end of this Audit Table to verify compliance with selected mitigation measures. No NCs were identified.	<b>Compliant</b>
<b>CONSTRUCTION NOISE LIMITS</b>				
<b>D15</b>	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Over Station Development – Basement Construction Noise and Vibration Management Plan (CNVMP), RevF 15/3/2023</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025 – WSD Attended Noise Monitoring</li> </ul>	Mitigation measures in place at the site include: <ul style="list-style-type: none"> <li>Hoarding around the site boundary</li> <li>Site Hives were in place on the site hoarding. Notification is issued in the event of an exceedance, and a monthly summary of data is collated. JHG advised no exceedances have</li> </ul>	<b>Compliant</b>

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			<p>been identified during the audit period that could be attributed to project works (refer Noise Monitoring Tracker).</p> <ul style="list-style-type: none"> <li>• Attended noise monitoring is conducted monthly, in the event of a complaint, and for any new noise generating activity, e.g. piling.</li> <li>• Attended noise monitoring has been undertaken for a range of activities throughout the audit period including: mobile crane demobilising site sheds, 12/2/2025; concrete cutting in basement, 25/11/2025, and franna crane use, 1/11/2025.</li> </ul> <p>There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025 sighted.</p>	
<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, e.g. <i>"all deliveries as per the veyor bookings"</i>. A laminated poster</p>	<b>Compliant</b>

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			<p>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.</p> <p>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.</p> <p>Applies also to cranes and all items of plant.</p>	
<b>D17</b>	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.1.1</li> <li>• Pre-Start Meeting Record, 8/3/2024</li> <li>• Interview with Auditees</li> </ul>	<p>Condition D17 is addressed in the CNVMP, Section 8.1.1 (reversing and warning alarms).</p> <p>A Pre-Start meeting record was provided as evidence and included instruction for “<i>non-tonal movement alarms to be fitted for all plant on site</i>”.</p>	<b>Compliant</b>
<b>D18</b>	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	<ul style="list-style-type: none"> <li>• CNVMP, Section 4.1 &amp; 8.1.2</li> <li>• Interview with Auditees</li> <li>• Project induction, sighted 6/9/2023</li> <li>• JHG Environmental Monitoring Tracker – Snapshot –Noise, Sept 2024-Feb 2025</li> </ul>	<p>Condition D18 is addressed in the CNVMP, Section 4.1.</p> <p>There were no high noise impact activities being conducted at the time of the site inspection, and activities applicable to Condition D18 are not known to have occurred during the audit period.</p> <p>Excavation works were complete and the final base slab was poured on 3/5/2025.</p>	<b>Compliant</b>

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			<p>Attended noise monitoring has been undertaken for a range of activities throughout the audit period including: mobile crane demobilising site sheds, 12/2/2025; concrete cutting in basement, 25/11/2025, and franna crane use, 1/11/2025. A snapshot of the noise monitoring 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>D19</b>	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of <i>the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.6</li> <li>• Interview with Auditees</li> <li>• Complaints Register</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025</li> </ul>	<p>Condition D19 is addressed in the CNVMP, Section 8.6.</p> <p>There were no complaints received during the audit period associated with the SSD 10438 project.</p> <p>Attended noise monitoring has been undertaken for a range of activities throughout the audit period including: mobile crane demobilising site sheds, 12/2/2025; concrete cutting in basement, 25/11/2025, and franna crane use, 1/11/2025.</p> <p>There have been no exceedances in attended or unattended noise monitoring conducted to date, as evidenced in the JHG Environmental Monitoring Tracker (data for Sept 2024-Feb 2025 sighted).</p>	<b>Compliant</b>

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<b>VIBRATION CRITERIA</b>				
<b>D20</b>	<p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: a Technical Guideline</i> (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time);</p>	<ul style="list-style-type: none"> <li>• CNVMP, Section 7.1</li> <li>• Interview with Auditees</li> <li>• Stantec Attended Construction Vibration Assessment Summary Report, 13/4/2023</li> <li>• Complaints Register</li> <li>• JHG Environmental Monitoring Tracker – Vibration, Sept 2024-Feb 2025</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.</p> <p>There were no vibratory activities, and no attended vibration monitoring undertaken during the audit period.</p> <p>Site Hive data is managed by JHG. An alert is issued via text message in the event of an exceedance in vibration criteria.</p> <p>Vibration criteria has been adopted as 5mm/s for the church (12m offset from the basement project boundary).</p> <p>Vibration criteria has been adopted as 20mm/s for the Sydney Metro station box.</p> <p>Vibration criteria is set out in the NVMP, Table 20.</p> <p>There were no environmental complaints received during the audit period.</p>	<b>Compliant</b>
<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	<ul style="list-style-type: none"> <li>• CNVMP, Section 8.2.2</li> <li>• Interview with Auditees</li> </ul>	Condition D21 is addressed in the CNVMP, Section 8.2.2.	<b>Compliant</b>

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	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		Long-term unattended vibration monitors are in place on site. Vibratory compactors have not been used to date, including for piling pad construction.	
<b>AIR QUALITY</b>				
D22	<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 Basement Air Quality Management Plan (AQMP), JBS&amp;G Rev00, dated 15/2/2023</li> <li>AQMP, Section 8.2.2</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>Controls as per Condition D22 are addressed in the AQMP, AQMP01. The project was compliant with Condition D22 during the site inspection.</p> <p><b>Observation 1: Two stockpiles of VENM remained on the basement floor and would be reused or loaded out as required. It is recommended that these stockpiles are removed or covered to reduce dust risk rather than left in-situ once the basement is vacated and waiting handover to the next contractor.</b></p> <p>There was no spoil load-out during the audit period.</p> <p>Public roads in the vicinity of the site were clean, with a street sweeper available upon request.</p> <p>Apart from the presence of stockpiles, dust risk at the site remained low with batters covered in shotcrete and the last basement slab poured on 3/3/2025. Localised dust suppression, e.g. hoses are still available and utilised as required.</p>	Compliant

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			The rumble grid and access ramp remained in place at the top of the basement and a street sweeper was reportedly on call as required. There were no signs of tracking onto Botany Road from the site or from the slip lane. All surfaces were hardstand.	
<b>EROSION AND SEDIMENT CONTROL</b>				
D23	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 & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_ Rev13, dated 18/2/2025</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>Required erosion and sediment controls have been set out in the Progressive Erosion and Sediment Control Plan (PESCP), prepared in accordance with the Blue Book.</p> <p>The final slab for the basement was poured on 3/3/2025 and shotcrete applied to batters. The risk of runoff from the site was very low. Water is captured in low points at the northern end of the basement and pumped to a settling tank before pumping to another settling tank at Ground level. Water is then treated via the Water Treatment Plant (WTP) (located on the corner of Botany Road and Raglan Street) prior to discharge to stormwater under a Water Supply Works Approval.</p> <p>The PESCP notes that in the event of heavy rainfall (&gt;20mm), additional ERSER controls are to be implemented to control the flow of water Groundwater/accumulated rainfall is to be diverted to the WTP for treatment prior to offsite discharge if required. Water discharge permits</p>	<b>Compliant</b>

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			are to be provided prior to discharging water from site. Refer to Condition D24 for a review of water discharge arrangements. Coir logs for gate protection & near footpath works.	
<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_ Rev13, dated 18/2/2025</li> <li>Waterloo OSD Project – Basement – Dewatering Management Plan (DWMP), JBS&amp;G, Rev00 16/3/2023</li> <li>Letter from EPA RE: SSD 10438 and SSD 10437 disposal of water, dated 15/12/2021</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>The ESCP includes a requirement for a water discharge permit to be obtained and to ensure controls are established between the discharge point and the receiving stormwater pit.</p> <p>A Dewatering Management Plan (DWMP) has been prepared by JBS&amp;G and sets out procedures for the temporary dewatering of excavation voids to enable construction.</p> <p>Letter from EPA, dated 15/12/2021 states that EPA does not provide approval for the discharge of construction site water to stormwater, and that Council should be contacted as the Appropriate Regulatory Authority (ARA). Refer Condition D25.</p>	<b>Not triggered</b>
<b>D25</b>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_ Rev13, dated 18/2/2025</li> <li>Waterloo OSD Project – Basement – Dewatering Management Plan (DWMP), JBS&amp;G, Rev00 16/3/2023</li> </ul>	<p>Council letter, dated 16/8/2023 approves the discharge of water from the site for the purpose of temporary dewatering, subject to a list of conditions.</p> <p>Condition 1 requires approval for dewatering groundwater to be issued</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>• City of Sydney Letter RE: Temporary Dewatering Connection Sections 138 and 139 - <i>Roads Act 1993</i> Approval 49 Botany Road, Waterloo – SSD10438, dated 16/8/2023</li> <li>• Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4/7/2023</li> <li>• Water Supply Works Approval [10WA124903], Exp 31/8/2025</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> <li>• JBS&amp;G Letter RE: Dewatering Compliance Monitoring (13 February 2024), dated 22/2/2024</li> <li>• DPE Water Letter RE: Water Supply Works Approval [10WA124903], dated 1/9/2023</li> <li>• JBS&amp;G Letter RE: Dewatering Compliance Monitoring (12 December 2023), dated 19/3/2023</li> <li>• JHG Water Discharge Permit 30 (1/7/2024-8/7/2024)</li> <li>• JBS&amp;G Letter RE: Dewatering Compliance Summary – Waterloo OSD, dated 2/7/2024</li> <li>• JBS&amp;G Letter RE: L110 Dewatering Compliance Monitoring (10 September 2024) – Waterloo OSD, dated 24/9/2024</li> <li>• JBS&amp;G Letter RE: L116 Dewatering Compliance Monitoring (22 October 2024) – Waterloo OSD, dated 16/12/2024</li> </ul>	<p>by WaterNSW. The site is located within the Botany Sands aquifer and is exempt from the requirement for a Water Access Licence (WAL) under Schedule 4, Part 1, Section 17a of the <i>Water Management (General) Regulation 2018</i>.</p> <p>DPE Water granted a Water Supply Work Approval under s.95 of the <i>Water Management Act 2000</i>, taking effect from the date of their letter on 1/9/2023. The extraction volume nominated by the Proponent has been included on the conditions applied to the approval for the dewatering activity as an extraction limit—note that if this volume is exceeded then the proponent may be referred to the Natural Resources Access Regulator (NRAR) for possible compliance action.</p> <p>DPE Water requires “<i>the metering of pumped groundwater volumes shall be carried out by the proponent using instruments that meet the NSW Government’s requirements for water meters and relevant Australian standards</i>” and “<i>The measurement of groundwater levels and sampling of water quality during the dewatering activity shall be carried out by the proponent from at least three monitoring bores distributed across the site that will be able to access groundwater for the entire period of the activity</i>”.</p>	

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		<ul style="list-style-type: none"> <li>JBS&amp;G Letter RE: L121 Dewatering Compliance Monitoring (27 November 2024) – Waterloo OSD, dated 18/12/2024</li> <li>JBS&amp;G Letter RE: L123 Dewatering Compliance Monitoring (11 December 2024) – Waterloo OSD, dated 24/1/2025</li> <li>JBS&amp;G Letter RE: L127 Dewatering Compliance Monitoring (29 January 2025) – Waterloo OSD, dated 4/2/2025</li> <li>JBS&amp;G Letter RE: L129 Dewatering Compliance Monitoring (11 February 2025) – Waterloo OSD, dated 10/3/2025</li> <li>JHG Water Discharge Permit No. 41, dated 16/9/2024</li> <li>JHG Water Discharge Permit No. 46, dated 21/10/2024</li> <li>JHG Water Discharge Permit No. 51, dated 25/11/2024</li> <li>JHG Water Discharge Permit No. 52, dated 2/12/2024</li> <li>JHG Water Discharge Permit No. 57, dated 27/1/2025</li> <li>JHG Water Discharge Permit No. 60, dated 17/2/2025</li> </ul>	<p>Water Supply Works Approval [10WA124903], Exp 31/8/2025 sighted.</p> <p>Condition 6 requires compliance with the Dewatering Management Plan prepared by JBS&amp;G, Rev 2 dated 4/7/2023.</p> <p>A Dewatering Management Plan (DMP) (JBS&amp;G 2023) documents the site-specific treatment requirements for extracted groundwater and was issued in support of a dewatering licence application. In accordance with the DMP, groundwater will be considered suitable for discharge subject to treatment (to suitable levels) of elevated heavy metals, per and poly-fluoroalkyl substances (PFAS), petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), Volatile Organic Carbons (VOCs), total suspended solids/total dissolved solids (TSS/TDS) and pH adjustment.</p> <p>Section 10 of the DMP states “<i>Upon completion of dewatering activities, relevant records including water quality testing, groundwater level monitoring and disposal volume records will be provided to WaterNSW and Council as part of a final report</i>”. Dewatering was ongoing at the time of IA4.</p>	

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			<p>The Water Treatment Plant (WTP) was handed over by Mainland Civil to JHG upon completion of earthworks. JBS&amp;G has been engaged by JHG to conduct routine compliance monitoring of extracted groundwater to assess the suitability of the water for offsite discharge. The monitoring report dated 22/2/2024 establishes water quality criteria based on the health of the receiving water, Alexandra Canal (&amp; Botany Bay). Subject to limitations, JBS&amp;G concluded that all physical water parameters and CoPC concentrations were below the adopted site 80 % protection level discharge criteria. JBS&amp;G provide weekly results of water testing. These were collated in the Dewatering Compliance Report for Council to support reduced sampling frequency to once a week. Individual reports are provided for each week's sampling, which is used in conjunction with the weekly discharge permits to show water meets the discharge criteria. Evidence of representative sampling letters (JBS&amp;G Dewatering Compliance Monitoring) were provided for review. Representative JBS&amp;G water quality monitoring results from Sept 2024—Feb 2025 were provided as evidence. Monitoring is conducted weekly in line</p>	

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			<p>with the Water Supply Works Approval.</p> <p>All JBS&amp;G WQ monitoring reports reviewed during the audit concluded “The treated water quality ... does not exceed the adopted site 80 % protection level discharge Criteria” and was considered suitable for discharge to stormwater.</p> <p>Water Discharge Permits are completed by JHG, with examples from Sept 2024-Feb 2025 sighted as evidence. pH and Turbidity readings were within the adopted discharge criteria.</p> <p><i>NB: The scope of this audit did not extend to a full review of all water quality monitoring results and was limited to the results provided by WLD.</i></p>	
<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>Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4 July 2023</li> <li>DWMP, Section 8 Aquifer interference policy considerations</li> <li>DWMP, Section 9 Groundwater quality &amp; disposal</li> <li>City of Sydney Letter RE: Temporary Dewatering Connection Sections 138 and 139 - <i>Roads Act 1993</i> Approval 49 Botany Road, Waterloo – SSD10438, dated 16/8/2023</li> </ul>	<p>Council letter, dated 16/8/2023 approves the discharge of water from the site for the purpose of temporary dewatering, subject to a list of conditions.</p> <p>Condition 1 requires approval for dewatering groundwater to be issued by WaterNSW. Condition 6 requires compliance with the Dewatering Management Plan prepared for John Holland prepared by JBS&amp;G, Rev 2 dated 4 July 2023.</p>	<b>Compliant</b>

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		<ul style="list-style-type: none"> <li>DPE Water Supply Works Approval [10WA124903] Letter, dated 1/9/2023</li> <li>Water Supply Works Approval [10WA124903], Exp 31/8/2025</li> </ul>	<p>Section 8 of the DWMP states “<i>Water seepage through the cut-off wall and up through the basement floor is to be collected in subfloor drainage and directed to the stormwater system (subject to approval by Council)</i>”.</p> <p>On 1/9/2023 DPE Water issued a water supply work approval under s.95 of the <i>Water Management Act 2000</i>. Condition DS8463-00001 of the approval sets an extraction limit of 16ML for the first year (as per the volume determined in the DMP). Condition DK7839-00017 requires water treatment and disposal must be in accordance with the DMP. Condition DS7744-00001 sets out monitoring and reporting requirements.</p> <p>Refer to Condition D25 for details of water quality monitoring and discharge from the WTP.</p>	
<b>REMEDATION - ASBESTOS</b>				
D27	<p>The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:</p> <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> </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>Mainland Civil Asbestos Management Plan, Rev A 2/3/2023</li> <li>JHG Environmental Monitoring Tracker, Snapshot – VENM Spoil, dated 1/3/2024-15/4/2024</li> </ul>	<p>The Environmental Control Map (ECM) sets out soil and water procedures, including for contamination and asbestos.</p> <p>The unexpected finds procedure for contamination is set out in the CFEMP, Appendix 5 and Flowchart 7.1 of the RAP. Mainland Civil have prepared an Asbestos Management Plan.</p>	<b>Compliant</b>

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	d) <i>Protection of the Environment Operations (Waste) Regulation 2014.</i>	<ul style="list-style-type: none"> <li>• VENM Truck Log, Mainland Civil, 12/4/2024 (to Holtz, Kurnell)</li> <li>• VENM Truck Log, Mainland Civil, 10/4/2024 (to Holtz, Kurnell)</li> <li>• NSW EPA EPL No. 5658, Besmaw Pty Ltd Trading as Holt Land Rehabilitation Centre, Kurnell NSW</li> <li>• VENM Truck Log, Mainland Civil, 19/3/2024 (to Lucas Heights)</li> <li>• NSW EPA EPL No. 5065, Lucas Heights Resource Recovery Park, Lucas Heights NSW</li> <li>• JBS&amp;G Letter RE: L071 VENM Characterisation Assessment – Residual Clay, Waterloo OSD, dated 8/2/2024</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	<p>Unexpected finds of asbestos were encountered during archaeological investigation and other surface works. Refer to IA1 for verification of compliance.</p> <p>WLD advised there has been no asbestos encountered during the audit period.</p> <p>A spoil tracker is maintained by JHG and includes record of Work scope, Date, Truck rego/Plant #, Tip docket, Vehicle type, Disposal location, Area of excavation, Material type, Actual quantity removed (T), EPL Licence No., &amp; Material transferred, reuse, recycled or disposed.</p> <p>Records provided as evidence indicate material removed from the Basement project during the audit period was limited to VENM (Clay). The last load of VENM was removed on 12/4/2024.</p> <p>VENM from the Basement excavation has been exported to Holt Land Rehabilitation Centre, Kurnell NSW and Lucas Heights. EPLs were checked to confirm they are able to accept the material. Records are recorded on the Truck Register. Examples of the Mainland Civil Truck Register for the export of VENM to Holtz Kurnell on 10/4/2024 and 12/4/2024 was sighted, and Truck Register for the export of VENM to Lucas Heights on 19/3/2024.</p>	

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			<p>JBS&amp;G Waste Classification for VENM (Residual clay) sighted, dated 8/2/2024.</p> <p><b>NB:</b> <i>Representative examples of Waste Logs, Classification Certificates and disposal records were sighted as evidence during the audit, which does not form full verification of waste tracking processes. Transport and disposal records were not verified during the audit (and disposal certificates were not sighted).</i></p>	
<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) Rev09, 16/2/2023</li> <li>CPTMP, Section 13</li> <li>City of Sydney Council, Works Zone Approval, TRIM Ref: 2023/164575, 27/6/2023</li> <li>Pre-Start Meeting Record, 8/3/2024</li> <li>Renewal Letter 111 Botany Rd (Wellington St Frontage), TRIM Ref: 2023/164575, dated 21/6/2024</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 “<i>all deliveries as per the veyor bookings</i>”.</p> <p>A work zone had been established on Botany Road. Approval of Works Zone, City of Sydney Council, sighted, dated 27/6/2023, and renewed on 21/6/2024. 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 &amp; 7.30am-3.30pm Sat. It is noted that the slip lane on Botany Road is within the site boundary so does not require a Work Zone Approval.</p>	<b>Compliant</b>

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<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. 2256082, dated 2/5/2024-2/6/2024, Wellington Roundabout takeout_Stop-Slow</li> <li>ROL No. 2376416, Duration 6/12/24-6/2/25, Botany Rd Southbound</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Condition D29 requirements are set out in Section 13 of the CPTMP. An ROL was obtained from TfNSW Transport Management Centre for the removal of one lane on Wellington Street from Botany Road to Cope Street and expired on 6/2/2025.	<b>Compliant</b>
<b>NO OBSTRUCTION OF PUBLIC WAY</b>				
<b>D30</b>	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	<ul style="list-style-type: none"> <li>CPTMP, Section 8.3 Traffic control</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Condition D30 requirements are set out in Section 8.3 of the CPTMP. There was no obstruction of the public way observed during the audit site inspection.	<b>Compliant</b>
<b>CONTACT TELEPHONE NUMBER</b>				
<b>D31</b>	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> <li>Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 5.1 December 2022</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Condition D31 requirements are set out in the Waterloo Metro Quarter Community Communications Strategy (CCS). A 24-hour contact number has been established for the project, attended by the Waterloo ISD Stakeholder and Community Manager.	<b>Compliant</b>
<b>COVERING OF LOADS</b>				
<b>D32</b>	All vehicles involved in the excavation and / or demolition process and departing from the property with	<ul style="list-style-type: none"> <li>AQMP, Section 5.4</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	Condition D23 requirements are set out in the AQMP, Section 5.4.	<b>Compliant</b>

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	materials, spoil or loose matter must have their loads fully covered before entering the public roadway.		There was no spoil load-out at the time of the audit site inspection.	
<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 _ Rev13, dated 18/2/2025</li> <li>Interview with Auditees</li> <li>Site inspection</li> </ul>	<p>A slip lane / work zone has been established on Botany Road which negates the need for vehicles to enter the site.</p> <p>A hardstand ramp has been established from inside the site from ground level to the base of the excavation. The main purpose of the ramp is to facilitate access for the piling rigs. The site access is also hardstand, with a cattle grid with a base layer of geofabric applied.</p> <p>A street sweeper is engaged as required.</p>	<b>Compliant</b>
<b>PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>OCCUPATION CERTIFICATE</b>				
E1	An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.	Noted	N/A	<b>Not triggered</b>
<b>NOTIFICATION OF OCCUPATION</b>				
E2	The date of commencement of the occupation of the development must be notified to the Department in 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	Noted	N/A	<b>Not triggered</b>

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	date of commencement and the development to be carried out in that stage.			
<b>PROTECTION OF PUBLIC INFRASTRUCTURE</b>				
<b>E3</b>	<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>	Noted	N/A	<b>Not triggered</b>
<b>MECHANICAL VENTILATION</b>				
<b>E4</b>	<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>a) 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>	Noted	N/A	<b>Not triggered</b>
<b>OPERATIONAL WASTE MANAGEMENT PLAN</b>				
<b>E5</b>	<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>	Noted	N/A	<b>Not triggered</b>

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	<ul style="list-style-type: none"> <li>b) confirm the location of waste collection and establish appropriate routes to the collection point</li> <li>c) provide confirmation of the engagement of a qualified private waste collection contractor</li> <li>d) detail the type and quantity of waste to be generated during construction and operation of the development;</li> <li>e) detail the ongoing management, storage and collection of waste including including responsibility for cleaning, transfer of bins between storage areas and collection points, implementation and maintenance of signage and security of storage areas</li> <li>f) minimise weekly waste collection frequency</li> <li>g) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>h) detail the materials to be reused or recycled, either on or off site; and</li> <li>i) include the Management and Mitigation Measures included in the EIS</li> </ul>			
<b>WASTE AND RECYCLING COLLECTION</b>				
<b>E6</b>	Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and residential waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time	Noted	N/A	<b>Not triggered</b>

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

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E9	The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to the occupation or commencement of the use	Noted	N/A	Not triggered
<b>FIRE SAFETY CERTIFICATION</b>				
E10	Prior to the issue the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Certifying Authority and be prominently displayed in the building.	Noted	N/A	Not triggered
<b>STRUCTURAL INSPECTION CERTIFICATE</b>				
E11	<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> <ul style="list-style-type: none"> <li>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</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>	Noted	N/A	Not triggered

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

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E14	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.	Noted	N/A	Not triggered
<b>WORKS AS EXECUTED DRAWINGS</b>				
E15	Prior to the issue of <b>the relevant</b> Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.	Noted	N/A	Not triggered
E16	Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.	Noted	N/A	Not triggered
<b>STORMWATER</b>				
E17	Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.	Noted	N/A	Not triggered
E18	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	Noted	N/A	Not triggered

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	<p>the proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements</li> </ul>			
<b>STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT</b>				
<b>E19</b>	<p>Prior to the issue of <b>the relevant</b> Occupation Certificate:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	Noted	N/A	<b>Not triggered</b>
<b>SURVEY INFRASTRUCTURE - RESTORATION</b>				
<b>E20</b>	Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to	Noted	N/A	<b>Not triggered</b>

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	<p>and approved by Council's Area Planning Manager / Coordinator. This evidence must include:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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.</li> </ul>			
<b>CONSTRUCTED FLOOR LEVELS</b>				
E21	A certification report prepared by a suitably qualified practitioner engineer (NPER), must be submitted to the Principal Certifier prior to issue of any Occupation Certificate stating that the development has been constructed and the required levels achieved in accordance with the recommendations of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.	Noted	N/A	Not triggered
<b>SYDNEY WATER COMPLIANCE</b>				
E22	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. The Section 73 Certificate must be	Noted	N/A	Not triggered

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

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<b>REGISTRATION OF EASEMENTS AND COVENANTS</b>				
E27	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.	Noted	N/A	Not triggered
<b>CHILD CARE DROP-OFF AND PICK-UP SPACES</b>				
E28	<p>Prior to the issue of an Occupation Certificate, drop off and pick-up spaces must be provided for the childcare centre use at the Central Precinct (SSD 10439) by sharing of the use with other non-residential car spaces or service bays within the Waterloo Metro Quarter.</p> <p>The drop off and pick-up spaces must be available between the hours of 7:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday. The use of these drop off and pick-up spaces is to be time restricted to a maximum of 15 minutes.</p> <p>The Applicant must demonstrate to satisfaction of the certifier:</p> <ul style="list-style-type: none"> <li>a) the spaces are suitably lined marked and signed posted</li> <li>b) safe and accessible path from the spaces to the childcare centre</li> </ul>	Noted	N/A	Not triggered
E29	A minimum of four (4) drop off and pick-up spaces are to be provided at the commencement of use of the childcare centre. Usage, demand and management of the spaces are to be reviewed annually as required by this consent.	Noted	N/A	Not triggered

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

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

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

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	<b>Condition E28.</b>			

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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 10438</b>				
<b>12 IMPROVEMENT</b>				
<b>12.1 Incidents, non-conformity and corrective action</b>				
<b>12.1</b>	<p>When a nonconformity (including an incident, or a verified complaint) occurs, the Project shall:</p> <ul style="list-style-type: none"> <li>react to the nonconformity and, as applicable:               <ul style="list-style-type: none"> <li>take action to control and correct it;</li> <li>deal with the consequences, including mitigating adverse environmental impacts;</li> </ul> </li> <li>evaluate the need for action to eliminate the causes of the nonconformity, in order that it does not recur or occur elsewhere, by:               <ul style="list-style-type: none"> <li>reviewing the nonconformity;</li> <li>determining the causes of the nonconformity;</li> <li>determining if similar nonconformities exist, or could potentially occur;</li> </ul> </li> <li>implement any action needed;</li> <li>review the effectiveness of any corrective action taken;</li> <li>make changes to the environmental management system, if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	There were no non-conformances raised for the project.	<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-0072339, 20/1/2025</li> <li>ACT-0165995</li> <li>JHG Weekly Enviro Inspection Record, INS-0067429, 21/11/2024</li> <li>ACT-0163426</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-0063692, 14/10/2024</li> <li>ACT-0161203</li> <li>JHG Weekly Enviro Inspection Record, INS-0075061, 10/2/2025               <ul style="list-style-type: none"> <li>ACT-0167268</li> </ul> </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. graffiti removal, weed management, maintenance of drain protection, ERSED controls and dust suppression.</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-0072339, 20/1/2025</li> <li>ACT-0165995</li> <li>JHG Weekly Enviro Inspection Record, INS-0067429, 21/11/2024</li> <li>ACT-0163426</li> <li>JHG Weekly Enviro Inspection Record, INS-0063692, 14/10/2024</li> <li>ACT-0161203</li> <li>JHG Weekly Enviro Inspection Record, INS-0075061, 10/2/2025</li> <li>ACT-0167268</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> </ul>	The archaeological management process has not required monitoring during the reporting period. After the	<b>Compliant</b>

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			surface layers of the site were removed, basement excavation was into clean rock which had been cleared by AMBS. There were no UEF during the audit period and bulk excavation was complete.	
<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>), Sept 2024-Feb 2025</li> </ul>	<p>Dust deposition gauges 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 not a result of construction activities.</p> <p>Exceedances in PM<sub>10</sub> &amp; PM<sub>2.5</sub> recorded on the Environmental Monitoring Tracker in the snapshot of data provided for review during the audit included notes that the exceedance was not construction related and no dust generating activities were being undertaken at the time of the exceedance.</p> <p>Text message/alerts are received in the event of an exceedance, which is then investigated to determine the cause.</p>	<b>Compliant</b>

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			Dust suppression was in place with the use of a mister on the site boundary (not in use at the time of the audit). Dust generating activities such as excavation and rock breaking were complete for the project.	
<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>	Two stockpiles of VENM remained on the basement floor and would be reused or loaded out as required. It is recommended that these stockpiles are removed or covered to reduce dust risk rather than left in-situ once the basement is vacated and waiting handover to the next contractor. Refer to Condition D22 for recommendation.	<b>Compliant</b>
<b>AQMP02: Air Quality Monitoring</b>				
<b>AQMP02</b>	Dust deposition monitoring shall be undertaken by dust deposition gauges maintained permanently at four locations on the site boundary (one north, one south, one east and one west).	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection</li> <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 (PM<sub>10</sub> &amp; PM<sub>2.5</sub>), Sept 2024-Feb 2025</li> </ul>	<p>Dust deposition gauges were removed due to the completion 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> </ul>	<b>Compliant</b>

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			Elevated above the 2g/m <sup>2</sup> /month AQMP criterion but not caused by dust emissions generated by the site.	
<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> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust (PM<sub>10</sub> &amp; PM<sub>2.5</sub>), Sept 2024-Feb 2025</li> </ul>	Dust samples are collected monthly and results entered in to the JHG Environmental Monitoring Tracker. Dust is split into categories including Combustible solids, Soluble solids, Total solids, Total volume, Ash & Insoluble solids. It is noted that ash deposition has been attributed to dust from surrounding roads and bushfires, rather than the project site.	<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 Monitoring Requirements, dated 8/5/2024</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024</li> <li>• JHG Environmental Monitoring Tracker – Snapshot – Dust (PM<sub>10</sub> &amp; PM<sub>2.5</sub>), Sept 2024-Feb 2025</li> </ul>	Dust exceedances have not been attributed to the project. It is noted the 2g/m <sup>2</sup> /month dust deposition criteria has been attributed to the trigger for insoluble solids, which was not verified as accurate.	<b>Compliant</b>
<b>CONSTRUCTION NOISE &amp; VIBRATION MANAGEMENT PLAN (CNVMP) SSD 10438</b>				

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0



Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<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>
	Effective scheduling can help to minimise the impact of noise on the nearby noise sensitive receivers.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm. Refer Condition D18 of the Audit Table for more detail.	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>SECTION 8.2 VIBRATION</b>				
<b>8.2.1 Vibration physical measures</b>				
8.2.1	The most effective physical measure is to break the physical connection between the source of vibration and the receiver. This can be achieved by means of cutting a narrow trench in between the source of vibration and the receiver. The trench may be cut using a rock saw or dug using an excavator for example.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Documented methodology has not been practical to implement to date for the basement site.	<b>Not triggered</b>
<b>8.2.2 Vibration management measures</b>				
8.2.2	Drilling/stitch drilling/rock sawing may be able to be used instead of sheet piling or rock breaking, particularly where sheet piling is proposed to TC5 base immediately adjacent the Church.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Concrete ripping & drill piling were utilised earlier in the project to minimise vibration. No vibratory activities are known to have occurred within the audit period.	<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, Sept 2024-Feb 2025</li> </ul>	<p>Attended noise monitoring has been undertaken for a range of activities throughout the audit period including: fit-out, concrete works and pours, tower crane use, and deliveries.</p> <p>There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. A summary of Site Hive and attended noise monitoring data was provided as evidence for the period Sept 2024-Feb 2025 and showed no construction-related exceedances.</p>	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
8.6.2	When a new noisy item of plant is brought onto site for the first time noise measurements may be required to determine compliance with Schedule 1 of the City of Sydney Construction Hours/Noise within the Central Business District (Appendix E).	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025</li> </ul>	Plant noise checks are undertaken as required and recorded on the JHG Environmental Monitoring Tracker.	<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> </ul>	Not applicable to date.	<b>Not triggered</b>
<b>5.4.3 Resource recovery exemptions</b>				
5.4.3	<p>During the project, materials may be encountered that do not meet the VENM or ENM classification but are also not contaminated material. In these circumstances the Project will check for existing resource recovery exemptions such as:</p> <ul style="list-style-type: none"> <li>The excavated public road material exemption 2014 (EPA);</li> <li>The reclaimed asphalt pavement exemption 2014 (EPA);</li> <li>The recovered aggregate exemption 2014 (EPA).</li> </ul>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Waterloo OSD – Basement Construction Waste Management Sub-Plan (CWMP), RevA, dated 17/1/2023</li> <li>JHG Environmental Monitoring Tracker, Snapshot – Spoil, dated March-August 2024</li> <li>JHG Environmental Monitoring Tracker, Snapshot – VENM Spoil, dated 1/3/2024-15/4/2024</li> <li>VENM Truck Log, Mainland Civil, 12/4/2024 (to Holtz, Kurnell)</li> <li>VENM Truck Log, Mainland Civil, 10/4/2024 (to Holtz, Kurnell)</li> </ul>	<p>A spoil tracker is maintained by JHG and includes record of Work scope, Date, Truck rego/Plant #, Tip docket, Vehicle type, Disposal location, Area of excavation, Material type, Actual quantity removed (T), EPL Licence No., &amp; Material transferred, reuse, recycled or disposed.</p> <p>At the time of IA3 bulk excavation was complete and FRP for base slabs had commenced. Detailed excavation was conducted during the audit period for lift pits etc. VENM was pre-classified in-situ and stockpiled and was loaded out during the audit period.</p>	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>• NSW EPA EPL No. 5658, Besmaw Pty Ltd Trading as Holt Land Rehabilitation Centre, Kurnell NSW</li> <li>• VENM Truck Log, Mainland Civil, 19/3/2024 (to Lucas Heights)</li> <li>• NSW EPA EPL No. 5065, Lucas Heights Resource Recovery Park, Lucas Heights NSW</li> <li>• JBS&amp;G Letter RE: L071 VENM Characterisation Assessment – Residual Clay, Waterloo OSD, dated 8/2/2024</li> <li>• Interview with Auditees</li> <li>• Site inspection</li> </ul>	<p>Records provided as evidence indicate material removed from the Basement project during the audit period was limited to VENM (Clay). The last load of VENM was removed on 12/4/2024.</p> <p>VENM from the Basement excavation has been exported to Holt Land Rehabilitation Centre, Kurnell NSW and Lucas Heights. EPLs were checked to confirm they are able to accept the material. Records are recorded on the Truck Register. Examples of the Mainland Civil Truck Register for the export of VENM to Holtz Kurnell on 10/4/2024 and 12/4/2024 was sighted, and Truck Register for the export of VENM to Lucas Heights on 19/3/2024.</p> <p>JBS&amp;G Waste Classification for VENM (Residual clay) sighted, dated 8/2/2024. Refer to D27 for more information.</p> <p>Records are recorded on the Truck Register, an example of which was sighted during the audit.</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> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Basement Management Plan - Construction Pedestrian &amp; Traffic Management Plan Rev 11, 20/5/2024</li> </ul>	<p>The Construction Pedestrian &amp; Traffic Management Plan describes how vehicular and pedestrian traffic will be managed during construction of the Waterloo Over Station Development Basement.</p> <p>Haulage routes are included in the CTMP.</p>	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<ul style="list-style-type: none"> <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>		Refer above section for verification of compliance for VENM export and resource recovery exemptions.	
	<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.</p> <p>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>				
<b>SECTION 10 PEDESTRIAN MANAGEMENT PLAN</b>				
<b>10.2 Pedestrian management</b>				
<b>10.2</b>	<p>During the construction of the development, Works Zones are required on Botany Road, Cope Street and Wellington Street frontages to facilitate loading and unloading of materials for construction vehicles (refer to Section 8.11 for further details of the proposed Works Zones). Footpath closures are to be approved case by case for discrete periods as required, and require consultation and approval from Council.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Refer D28.	<b>Compliant</b>

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

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

Audit Table	Waterloo Metro Quarter Basement Car Park	March 2025
SSD 10438	WL Developer Pty Ltd	Rev0

# Appendix B. Planning Secretary Audit Team Agreement



NSW Planning ref: SSD-10438-PA-22

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 Basement Car Park - Independent Auditor Nomination Request

Dear Mr Thomas

Reference is made to your post-approval matter, SSD-10438-PA-22, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Audit of the Waterloo OSD Basement Car Park, submitted as required by Schedule 2, Condition A28 of SSD-10438 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 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 A26 to A31 of the Consent and the *Independent Audit Post Approval Requirements* (NSW Planning, 2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

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 the audit team



members 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 blue ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

# Appendix C. Site Photographs

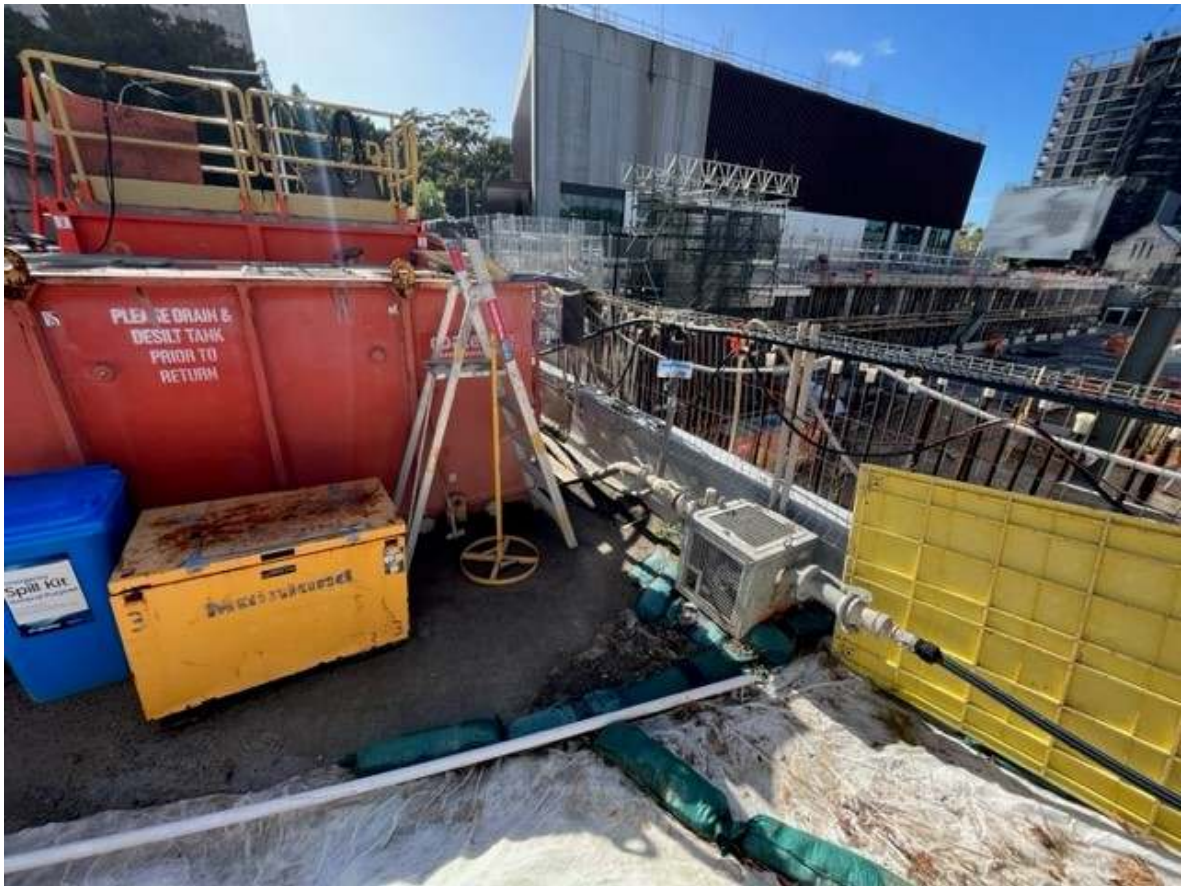




**Photo 1:** Slip lane in use on Botany Road for loading and unloading during normal construction hours. The slip lane is located within the site boundary so does not require a council work zone approval. There were no significant signs of tracking from the site or the slip lane.



**Photo 2:** Traffic control and pedestrian diversions in place to allow deliveries in the work zone on Botany Road.



**Photo 3:** The Water Treatment Plan (WTP) was operational, and review of monitoring and compliance records indicated the discharge of water from the basement site was well managed. Dosing chemicals were stored in secondary containment and labelled.



**Photos 4 & 5:** The last basement slab had been poured and materials were scheduled for removal. Two stockpiles remained.



**Photo 6:** Diesel storage was non-compliant in the material storage area. Adequate bunding and Flammable liquid signage is required.



**Photos 7 & 8:** The rumble grid remained in place for the demobilisation of plant and equipment from the basement. No tracking was observed onto Botany Road.





**Photo 9:** Some excess erodible material and disposal items were observed near the basement access from Botany Road. These items should be removed / cleaned up to reduce potential sediment release from the driveway during wet weather.

# Appendix D. Consultation



## Jo Heltborg

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**From:** Gil Bloxham <@dpie.nsw.gov.au>  
**Sent:** Thursday, 6 February 2025 11:14 AM  
**To:** Jo Heltborg  
**Subject:** RE: Consultation: Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

Hi Josephine,

Thanks for consulting with us prior to conducting your audit.

While already part of your listed scope, I would appreciate if you can please review any works that may have occurred outside the hours of Consent and provide details of any alleged out-of-hours events.

Please feel free to give me a call if you wish to discuss the above or have any questions.

Regards,

**Giles Bloxham**  
Senior Compliance Officer  
Development Assessment & Sustainability  
**Department of Planning, Housing and Infrastructure**

P (02) | E @dpie.nsw.gov.au |  
4PSQ, 12 Darcy Street, Parramatta, NSW, 2150  
[www.dphi.nsw.gov.au](http://www.dphi.nsw.gov.au)



*The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Jo Heltborg <[jo@morasey.com.au](mailto:jo@morasey.com.au)>  
**Sent:** Wednesday, February 5, 2025 9:24 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Consultation: Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

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 and SSD 10437 (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 5<sup>th</sup> March 2025**. 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,

**||| MORASEY**

**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)

## Jo Heltborg

---

**From:** Julia Pope <@planning.nsw.gov.au>  
**Sent:** Tuesday, 10 December 2024 2:37 PM  
**To:** Jo Heltborg  
**Cc:**  
**Subject:** RE: Scheduling - Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

Afternoon Jo

I have no objection to your request.

As nominee of the Planning Secretary, I agree to the rescheduling of the IEAs for SSD 10437 & 10437 to the original audit schedule, i.e. site inspection on 5/3/2025 (rather than 24/2/2025).

### Team Leader Compliance - Metro

NSW Planning | Department of Planning, Housing and Infrastructure  
T 02 M | E [@planning.nsw.gov.au](mailto:@planning.nsw.gov.au)  
Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124  
[www.dphi.nsw.gov.au](http://www.dphi.nsw.gov.au)



All post approval and compliance documents are to be submitted online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

---

**From:** Jo Heltborg <jo@morasey.com.au>  
**Sent:** Tuesday, December 10, 2024 2:02 PM  
**To:**  
**Cc:** @planning.nsw.gov.au  
**Subject:** RE: Scheduling - Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

Thanks .  
, if you would prefer to call to discuss I am available on the contact details below.  
Kind regards, Jo

---

**From:** @planning.nsw.gov.au  
**Sent:** Tuesday, 10 December 2024 2:00 PM  
**To:** Jo Heltborg <jo@morasey.com.au>  
**Cc:** @planning.nsw.gov.au  
**Subject:** FW: Scheduling - Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

Hi Jo,

I have changed Compliance teams, so I am unfortunately not the relevant officer looking after these Projects.

I have forwarded your email onto the Team Leader who will be able to respond to your scheduling inquiry.

Kind regards

Senior Compliance Officer – Government Projects  
Development Assessment & Sustainability  
**Department of Planning, Housing and Infrastructure**

P (02) | E [@planning.nsw.gov.au](mailto:@planning.nsw.gov.au) |  
4PSQ, 12 Darcy Street, Parramatta, NSW, 2150  
[www.dphi.nsw.gov.au](http://www.dphi.nsw.gov.au)



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---

**From:** Jo Heltborg <[jo@morasey.com.au](mailto:jo@morasey.com.au)>  
**Sent:** Tuesday, December 10, 2024 1:51 PM  
**To:** [@planning.nsw.gov.au](mailto:@planning.nsw.gov.au)>  
**Subject:** Scheduling - Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter

Hi ,  
I hope you are well.  
I am getting in touch re the timing of the 4<sup>th</sup> IEA for SSD 10437 & 10437 Waterloo Metro Quarter.  
The last audit (IA3) was brought forward from 5/9/2024 to 24/8/2024 to accommodate the availability of the proponent.  
As I have a number of audits already scheduled for February 2025, could you advise if the Department would have an issue with pushing SSD 10437 & 10437 IA4 back to the original audit schedule, i.e. site inspection on 5/3/2025 (rather than 24/2/2025)?  
This would also make the scheduling of future 6-monthly audits more manageable.  
I have told the proponent I would get in contact with the Department regarding the above approach on their behalf.

Kind regards,

# Appendix E. Independent Audit Declaration Form



## Independent Audit Report Declaration Form

<b>Project Name</b>	Waterloo Metro Quarter Development – Basement
<b>Consent Number</b>	SSD 10438
<b>Description of Project</b>	Excavation and construction of a two-level basement structure within Waterloo Metro Quarter, comprising: <ul style="list-style-type: none"> <li>• 155 car spaces, 13 motorcycle spaces and 315 bicycle parking spaces</li> <li>• a ground floor slab to cap the basement on which future buildings of the Northern Precinct (SSD 10438) and Central Precinct (SSD 10439) will be constructed</li> <li>• end-of-trip facilities and storage</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. 4
<b>Date</b>	5 <sup>th</sup> March 2025

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-5222127-005 IA Report  
4\_Waterloo OSD SSD 10438\_Rev0  
Audit Date: 5 March 2025

16 April 2025

Planning Secretary  
Department of Planning, Housing and Infrastructure

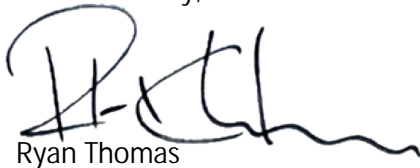
Waterloo Metro Quarter Basement (SSD 10438):  
Condition A30 Independent Environmental Audit

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 Basement SSD 10438 consent condition A30 Independent Environmental Audit.

The Planning Secretary's approved independent auditor, Josephine Heltborg, conducted the site inspection and interview on Wednesday, 5 March 2025. The final Independent Environmental Audit 4 (IEA4) is submitted as a separate document. The WL Developer's response to the IEA4 audit findings is attached to this letter as Appendix A.

Yours sincerely,



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

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

Non-Compliances

Nil to report.

Observations and Opportunities for Improvement

Condition Number (ID)	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent’s Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
D22	Exposed surfaces and stockpiles are suppressed during construction.	Two stockpiles of VENM remained on the basement floor and would be reused or loaded out as required.	Stockpiles have been covered in Geofabric to minimise potential dust generation, whilst awaiting loadout or reuse on site.	n/a