

AtkinsRéalis



**Independent
Environmental Audit 4
Waterloo Metro Quarter
Southern Precinct SSD
10437**

WL Developer Pty Ltd

Audit Date: 5 March 2025

SOUTHERN PRECINCT SSD 10437

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Executive Summary

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

The audit is required by SSD 10437 Conditions A27-A32 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements (IAPAR) 2020, 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 were two observations raised during the audit.

Overall, the Project demonstrated substantial compliance with the development consent.

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

1. Introduction

1.1 Background

WL Developer commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) for construction of the Southern Precinct within Waterloo Metro Quarter, comprising:

- A student housing tower accommodating up to 474 students
- A social housing building containing 70 apartments
- A maximum gross floor area (GFA) of 18,789m² (excluding GFA approved under CSSI 7400)
- Publicly accessible open space including Cope Street Plaza, a shared zone from Cope Street into the site and expanded footpaths along Botany Road and Wellington Street
- Building identification signage for student housing building
- Staged stratum subdivision.

The audit was undertaken against the requirements of State Significant Development (SSD) Consent 10437 (SSD 10437) and the IAPAR, 2020. This report presents the findings of 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 10437 MOD 2 Assessment Report, DPE, October 2023)

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

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

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

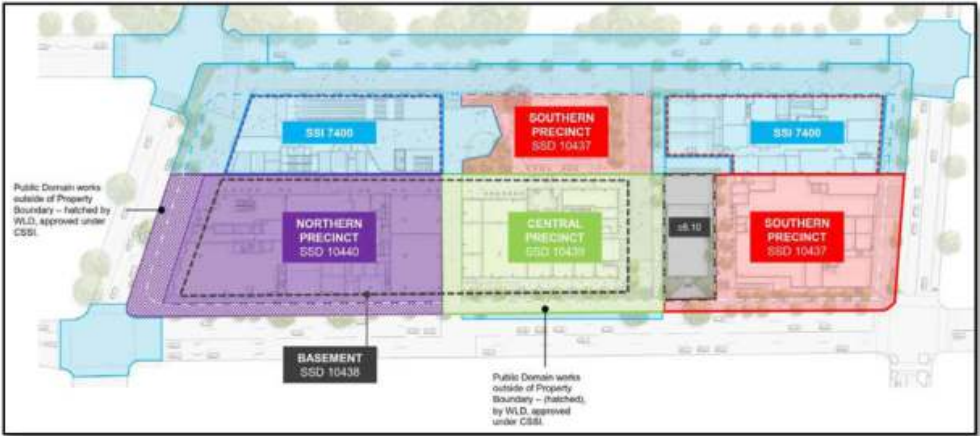


Figure 2 Plan of Waterloo Metro Quarter Precincts (Source: SSD 10437 EIS)

1.3 Audit Team

The audit team approved by the Department of Planning, Housing and Infrastructure (DPHI) to undertake the IEA program is detailed in **Table 1**. Refer to **Appendix B** for DPHI Approval Letter.

Table 1: Audit Team

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

1.4 Audit Objectives

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

1.5 Audit Scope

This is the 4th Independent Environmental Audit for SSD 10437, and the scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval, Parts A-D of SSD 10437
- An assessment of the environmental performance of the development including:
 - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
 - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - Incidents, non-compliances and complaints
 - Performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the project's CEMP and Sub-Plans, and
- Any other matter considered relevant by the auditor or the DPHI taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

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

1.6 Period Covered by Audit

Construction for the Project commenced on 12 April 2023.

This IEA represents the 4th 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 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 Conditions of Approval (CoA) and any requests for further information
- Emails to resolve and seek clarification on outstanding matters
- Preparation and issue of draft audit report and compliance tables, and
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

2.3 Site Personnel

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

- Tristan Rodrigues – Environmental Advisor, JHG
- Nairy Topouzian –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 were raised in relation to Condition D14 - implementation of the CEMP and Sub-Plans. One Observation was raised in relation to the management of wastewater.

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, and
- 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 4th IEA. DPHI advised they had no objection to the proposed change in audit date from 24th February 2025 to 5th 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
Compliant	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.

Not triggered

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

3. Audit Findings

3.1 Audit Findings Summary

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

Table 3: Audit findings summary

Description	Quantity	Section of Report where addressed
Assessment of Compliance		
Number of Conditions of Approval	231	Section 3.2
Not triggered	123	Section 3.2
Compliant	108	Section 3.2
Non-compliant	0	Section 3.3
Observations identified during the audit	2	Section 3.5
Other		
Self-Reported Non compliances recorded during the audit period	0	Section 3.4
Penalty notices issued during audit period	0	Section 3.7
Complaints reported during audit period	1	Section 3.9
Incidents recorded during the audit period	0	Section 3.10

3.2 Compliance

An assessment of compliance was undertaken against the Development Consent conditions applicable to works undertaken during the reporting period. **Table 4** provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 2.6 of this report.

Table 4: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered

Part A - Administrative controls	32	17	0	15
Part B – Prior to issue of construction certificate	50	36	0	14
Part C – Prior to Commencement of Works	40	32	0	8
Part D – During Construction	33	23	0	10
Part E – Prior to Occupation or Commencement of Use	45	-	-	45
Part F – Post Occupation	17	-	-	17
Part G – Prior to issue of Subdivision Certificate	14		-	14

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

3.3 Non-Compliances

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

Table 5: Summary of non-compliances

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

3.4 Self-Reported Non-Compliances

No non-compliances were self-reported by the Project during the reporting period, as detailed in **Table 6**.

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

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

3.5 Observations

Two observations were identified during the audit as summarised in **Table 7** below.

Table 7: Observations identified during the audit period

ID	Summary of Non-Compliance	Recommendation, Timing & Status
D15	During the site inspection gaps were observed between noise blankets installed between the work site and residents on Wellington Street.	Recommendation: Noise blankets should be connected together with no gaps to maximise effectiveness as per manufacturer's specifications. Timing: 18/4/2025 Status: OPEN
D14/Wastewater	Wastewater from painting and masonry cutting is understood to be directed to the Water Treatment Plant (WTP) on the adjacent site (SSD 10438) for treatment. It is unclear whether the WTP is set-up to adequately treat and monitor for potential contaminants found in this wastewater.	Recommendation: Provide evidence that the WTP is set-up to adequately treat and monitor for potential contaminants found in wastewater generated from painting and masonry cutting. Timing: 18/4/2025 Status: OPEN

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 DPHI, NSW Environmental Protection Authority (EPA) or local Council.

3.8 Physical Extent of the Project

Construction Certificates prepared by McKenzie Group confirm the architectural and interior design of the development, and architectural set of drawings, is consistent with BCA and the Development Consent,

including the approved plans. During the site inspection there were no unapproved works identified outside of the site boundary, marked by physical hoardings.

3.9 Complaints

One complaint was received from a resident on Wellington Street during the audit period on 29/1/2025. The complaint was regarding a concrete pour scheduled to extend beyond 6pm, which is allowable under the SSD 10437 MOD-3 approval which allows concrete pours until 10pm on two occasions per calendar month. A notification was issued to the resident in January 2025 prior to the works occurring (including reference to the new approved working hours), and the Construction Noise and Vibration Management Plan (CNVMP) (MOD-3) was approved prior to the out of hours work occurring (CNVMP approval dated 9/7/2024). Adequate detail was provided in the Complaints Register regarding the investigation conducted after the complaint was received, and close-out with the complainant. There have been no exceedances in attended or unattended noise monitoring identified to date, as evidenced in the JHG Environmental Monitoring Tracker (data for September 2024-February 2025 reviewed).

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

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

3.10 Incidents

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

4. Audit Findings - Discussion

4.1 Review of Adequacy of Management Plans

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

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

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

The Project's performance against the requirements of the management plans is provided in Section 4.2.

4.2 Review Environmental Performance

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

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

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

Previous environmental risks related to archaeology, contamination (asbestos and acid sulfate soils) and erosion and sediment control, had reduced since previous audit, with base slab pours complete at the time of IA4, and the façade installed to reduce noise impact from construction works inside the buildings.

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 having potential for impacts in the EIS:

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

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

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

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

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

4.4 Key Strengths

At the time of IA4, Form Reo Pour (FRP) for Building 3 (Student Housing) was complete for the structure up to Level 21. The façade was complete up to Level 13, and fit-out works were ongoing. Utility connection works for sewer were active at the time of the audit, and connections for water and high voltage (HV) had also commenced. Building 3 completion is scheduled for September 2025. Internal fit-out for Building 4 (Social Housing) was almost complete, with Level 1 fit-out ongoing. Building 4

completion is scheduled for May 2025. The land surrounding Buildings 3 and 4 was predominantly sealed, reducing the potential for erosion and sedimentation control risks, including dust potential. The requirement for ongoing dust deposition monitoring at the site had been removed, as confirmed in a letter by JBS&G (Site Hive dust monitoring for PM₁₀ and PM_{2.5} continued, with no exceedances identified that could be attributed to the site).

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



APPENDICES

Appendix A. Audit Table



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	<ul style="list-style-type: none"> Refer the findings from this audit Interview with Auditees 	<p>Building 3 (Student Housing): At the time of IA4, Form Reo Pour (FRP) was complete for the structure up to Level 21; Façade complete up to Level 13; Fit-out ongoing; Utility connection works ongoing for sewer, water and high voltage (HV). Building 3 completion is scheduled for September 2025.</p> <p>Building 4 (Social Housing): Internal fit-out almost complete, with Level 1 fit-out ongoing. Building 4 completion is scheduled for May 2025.</p> <p>No material harm is known to have occurred to date.</p>	Compliant
TERMS OF CONSENT				
A2	The development may only be carried out: <ol style="list-style-type: none"> in compliance with the conditions of this consent in accordance with all written directions of the Planning Secretary; in accordance with the EIS and, RtS, and Section 4.55 applications SSD-10437-MOD-1, SSD-10437-MOD-2 and SSD-10437-MOD-3; in accordance with the management and mitigation measures; in accordance with the approved plans in the table below (except where modified by the conditions of this consent) (refer to consent for list of drawings) 	<ul style="list-style-type: none"> EIS/RtS: Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA Planning Portal - Department of Planning and Environment (nsw.gov.au) Interview with Auditees 	Refer the findings from this audit	Compliant

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	March 2025
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
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"> Interview with Auditees 	The Planning Secretary has not made any written directions.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> Interview with Auditees 	No inconsistencies have been identified between this condition of consent and any planning documents.	Not triggered
LIMITS ON CONSENT				
A5	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced	<ul style="list-style-type: none"> Interview with Auditees None 	N/A	Not triggered
A6	<p>This consent does not approve the following:</p> <p>a) the detailed fit-out and operation of retail premises and gymnasium</p> <p>b) the detailed fitout and use of the Makerspace on the ground floor of the student housing tower</p> <p>c) the installation of signage other than the approved “Iglu” building identification signage</p>	<ul style="list-style-type: none"> Interview with Auditees None 	N/A	Not triggered

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	March 2025
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

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

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	March 2025
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	the Applicant has addressed the matters not resolved.			
STRUCTURAL ADEQUACY				
A11	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023 WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023 WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 WMQ Southern CC6 Public Domain & Cope St Plaza, McKenzie Group, dated 31/1/2025 	<p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p>NB: It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</p>	Compliant
OPERATION OF PLANT AND EQUIPMENT				
A12	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> Interview with Auditees Calibration Certificate_7745, Geophone, 29/3/2023 Calibration Certificate_7361, Geophone, 15/7/2024 Calibration Certificate_7839, Geophone, 28/4/2023 	<p>Plant Pre-acceptance checklists are completed for all plant that comes to site. Hard copy system is set up currently in the office.</p> <p>Site Hive is constantly monitoring for noise and dust as required. Vibration monitoring is also being undertaken.</p>	Compliant

Audit Checklist	Waterloo Metro Quarter – Southern Precinct Mod 3	March 2025
SSD 10437 (Mod 3)	WL Developer Pty Ltd	Rev0

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> • Calibration Certificate_C24625, Sound Level Meter, 12/8/2024 • Calibration Certificate_HEX-000302, Site Hive Hexanode, 29/11/2024 • Calibration Certificate_HEX-000288, Site Hive Hexanode, 21/8/2024 • Calibration Certificate_HEX-000201, Site Hive Hexanode, 6/12/2024 	Calibration is conducted every 2 years. Calibration certificates for the Site Hives were provided as evidence.	
APPLICABILITY OF GUIDELINES				
A13	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> • Interview with Auditees • None 	N/A	Not triggered
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> • Interview with Auditees • None 	N/A	Not triggered
MONITORING AND ENVIRONMENTAL AUDITS				
A15	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	<ul style="list-style-type: none"> • Interview with Auditees • None 	See conditions related to monitoring in Part D.	Compliant

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

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A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Interview with Auditees Noted 	N/A	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A21	<p>Within three months of:</p> <p>a) the submission of a compliance report under this consent;</p> <p>b) the submission of an incident report under this consent;</p> <p>c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or</p> <p>d) the issue of a direction of the Planning Secretary under this consent which requires a review,</p> <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"> Interview with Auditees Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024 Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevJ 28/6/2024 Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G RevD, dated 2/7/2024 Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024 Waterloo Metro Quarter Community Communication Strategy: Station Construction and Over Station Development (CCS), Rev 8, dated 15/7/2024 	<p>The CEMP and Sub-plans were revised to incorporate MOD 3 changes during the IA3 audit period. Refer to evidence column for current list of CEMP and Sub-plans.</p> <p>There have been no revisions to other Strategies, Plans or Programs within the current audit period.</p>	Compliant
A22	If necessary, to either improve the environmental performance of the development, cater for a modification	<ul style="list-style-type: none"> Interview with Auditees 	As per A21.	Compliant

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	<p>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>Note: <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"> Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024 Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevJ 28/6/2024 Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G RevD, dated 2/7/2024 Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024 Waterloo Metro Quarter Community Communication Strategy: Station Construction and Over Station Development (CCS), Rev 8, dated 15/7/2024 		
COMPLIANCE REPORTING				
A23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none"> Interview with Auditees 	It is understood there is currently no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPE's	Not triggered

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A24	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.	<ul style="list-style-type: none"> DPE Compliance Reporting Post Approval Requirements, May 2020 	Compliance Reporting Post Approval Requirements (2020).	
A25	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.			
A26	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
INDEPENDENT ENVIRONMENTAL AUDIT				
A27	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> Interview with Auditees DPE Independent Audit Post Approval Requirements, 2020 This audit (IA4 SSD 10437, dated 5/3/2025) IA3 SSD 10437, dated 23/8/2024 IA2 SSD 10437, dated 5/3/2024 IA1 SSD 10437, dated 18/10/2023 John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023 Email from DPFI RE: Scheduling - Independent Audit 4 - SSD 	<p>The IAPARs require the initial Independent Audit to be conducted within 12 weeks of Construction commencement, and subsequent audits to be undertaken every 26 weeks.</p> <p>Construction commencement for SSD 10437 was notified as 12/4/2023. The site inspection for the Initial Audit was undertaken on 18/10/2023, more than 12 weeks after Construction commencement and was raised as a Non-Compliance in IA1.</p> <p>The site inspection for IA2 was undertaken on 5/3/2024, within 26 weeks of the site inspection for the Initial Audit</p>	Compliant

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		10437 & 10438 Waterloo Metro Quarter, dated 10/12/2024	<p>(18/10/2023); compliant with IAPAR audit timeframes.</p> <p>The site inspection for IA3 was undertaken on 23/8/2024, within 26 weeks of the site inspection for IA2 (5/3/2024); compliant with IAPAR audit timeframes.</p> <p>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 10437, dated 5/3/2025) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).</p>	
A28	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"> Interview with Auditees Appointment of Experts_31012024_105017 DPHI letter to WLD titled Waterloo Metro Quarter, Southern Precinct – SSD 10437, Independent Auditor Approval Request, dated 31/1/24 	DPHI has approved Josephine Heltborg as the Lead Auditor for the SSD 10437 project (for the duration of the Construction phase).	Compliant
A29	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> Interview with Auditees 	No such request has been received from the Planning Secretary.	Not triggered

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A30	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a) review and respond to each Independent Audit Report prepared under this consent; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	<ul style="list-style-type: none"> Interview with Auditees This audit (IA4 SSD 10437, dated 5/3/2025) IA3 SSD 10437, dated 23/8/2024 A31_Southern SSD104317 IEA3 WLD (Proponent's Response), dated 2/10/2024 Post Approval Form_20241002051322, Independent Environmental Audit 3, dated 2/10/2024 Documents - Waterloo Integrated Station Development (wisd.com.au) 	<p>This audit (IA4 SSD 10437, 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>	Compliant
A31	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> Interview with Auditees This audit (IA4 SSD 10437, dated 5/3/2025) IA3 SSD 10437, dated 23/8/2024 A31_Southern SSD104317 IEA3 WLD (Proponent's Response), dated 2/10/2024 Post Approval Form_20241002051322, Independent Environmental Audit 3, dated 2/10/2024 	<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>	Compliant
A32	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance	<ul style="list-style-type: none"> Interview with Auditees 	<p>No such request has been received from the Planning Secretary.</p>	Not triggered

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PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE				
DEVELOPER CONTRIBUTIONS				
B1	Prior to the issue of any Construction Certificate, a monetary contribution pursuant to the provisions of City of Sydney Section 7.11 Contributions Plan 2015 must be paid to Council. The City of Sydney Council should be contacted for calculation of required contributions.	<ul style="list-style-type: none"> Interview with Auditees CC0 	N/A	Not triggered
LONG SERVICE LEVY				
B2	Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit https://www.longservice.nsw.gov.au/bci/levy/about-the-levy .	<ul style="list-style-type: none"> Interview with Auditees CC0 	N/A	Not triggered
DESIGN EXCELLENCE AND INTEGRITY				
B3	The architectural design team comprising Bates Smart Architects (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	<ul style="list-style-type: none"> B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 Interview with Auditees 	Engagement letter from Bates Smart Architects sighted. Evidence of certifier satisfaction is taken by issue of the relevant Construction Certificate.	Compliant
B4	The Design Team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project	<ul style="list-style-type: none"> Interview with Auditees Noted 	Noted. It is understood the Design Team has had full access to the site throughout the project.	Compliant
B5	Evidence of the Design Team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate	<ul style="list-style-type: none"> Interview with Auditees 	Evidence of the Design Team's commission (Bates Smart Architects) sighted (updated), dated 23/5/2023.	Compliant

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		<ul style="list-style-type: none"> 230523_WMQ Southern Precinct Engagement Letter CC1 Update, dated 23/5/2023 B5_Evidence of Architect Appointment, Email from DPHI dated 14/12/2022 B5_Post Approval Form_20221206212118, SSD-10437-PA-7, dated 6/12/2022 	Evidence of submission of architect appointment to the Planning Secretary sighted, dated 6/12/2022 & response from DPHI, dated 14/12/2022.	
B6	The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.	<ul style="list-style-type: none"> B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 Interview with Auditees 	There have been no known changes to the design team.	Compliant
B7	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul style="list-style-type: none"> B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 Interview with Auditees 	<p>Bates Smart Architects are engaged to undertake and satisfy Conditions B3 & B6-B9. Letter dated 15/8/2023 confirms that for CC2 there are no proposed modifications to the approved SSD-10437 and that Condition B7 and hence B8 have been met.</p> <p>There have been no proposed modifications to the approved architectural drawings.</p>	Not triggered
B8	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).	<ul style="list-style-type: none"> B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 Interview with Auditees 	<p>As per Condition B7.</p> <p>There have been no proposed modifications to the approved architectural drawings.</p>	Not triggered
INTEGRATION WITH APPROVED METRO STATION BOX				
B9	Should any changes be made to the Metro Station box, including any changes to massing, facade detailing or internal arrangements and services that could affect physical or visual integration with the Southern Precinct development, the Design Team must advise of any	<ul style="list-style-type: none"> B9_230815_WMQ Southern Precinct Engagement Letter CC2, 15/8/2023 Interview with Auditees 	Letter of engagement CC2 from Bates Smart Architects sighted. The letter confirms Bates Smart Architects have been engaged by WL Developer Pty Ltd (the applicant) as the architectural design	Not triggered

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	amendments to the design of the Southern Precinct development to ensure appropriate integration of the two developments. The Applicant must consult with the DRP as necessary, and lodge a section 4.55 modification application as necessary.		team for the Southern Precinct SSD-10437 Buildings 3 and 4. Auditees advised Bates Smart are not aware of any changes to the Metro Station box which would impact CC2.	
MATERIALS AND FINISHES				
B10	<p>Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the Planning Secretary. The details must include:</p> <p>a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.</p> <p>b) confirmation of the process and methods in arriving at the final choice for all materials and finishes</p> <p>c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.</p> <p>The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 FW_Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA - Condition B10 - Materials and Finishes.msg B10_WLD Statement Materials and Finishes (SSD 10437), dated 23/11/2023 B10_DPE Post Approval Form_20231123222630, SSD-10437-PA-23 WMQ Building 3 & 4 Condition B10 – Materials and Finishes, November 2023 	<p>Details of final materials & finishes and evidence of submission to the Planning Secretary sighted.</p> <p>WLD Statement Materials and Finishes (SSD 10437), dated 23/11/2023 prepared by WL Developer (Applicant) and Bates Smart Architects (the Design Team), “to satisfy Southern Precinct SSD 10437 consent condition B10 Materials and Finishes. Appendix A of this letter includes the details of final external materials and finishes for the Planning Secretary’s information, including the final specifications of colour, material, and where relevant, manufacturer”.</p> <p>DPHI Email acknowledging receipt of Condition B10 evidence sighted, dated 5/12/2023.</p>	Compliant
B11	<p>Prior to the issue of the relevant construction certificate for the Student Housing Tower, the Applicant shall submit to the satisfaction of the Planning Secretary, further details on the selection of glazing and sun shading for the Student Housing Tower, including thermal qualities of glazing, level of tint darkness within glazing and any adjustments necessary to dimensions and placement of sun shading devices.</p> <p>The Applicant must seek the advice of the DRP and provide evidence on how the DRP’s advice have been</p>	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 B11_WLD Statement Materials and Finishes, dated 5/2/2024 	<p>Details on the selection of glazing and sun shading including thermal qualities of glazing, level of tint darkness within glazing and any adjustments necessary to dimensions and placement of sun shading devices for the Student Housing Tower was provided as evidence.</p> <p>WLD prepared a letter seeking the Planning Secretary’s approval of the Student Housing Tower glazing and sun</p>	Compliant

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	addressed before seeking's the Planning Secretary's approval on the selection.	<ul style="list-style-type: none"> Post Approval Form_20240205022429, SSD-10437-PA-29, B11 Materials and Finishes, dated 5/2/2024 DPHI Letter RE: Materials and Finishes - Condition B11 for Waterloo Metro Quarter Southern Precinct, dated 15/2/2024 	shading selection, in accordance with Southern Precinct SSD 10437 consent Condition B11 Materials and Finishes, dated 5/2/20224. The letter confirms DRP advice was sought on 29/11/2023 and the letter included the following: Appendix A – Building 3 Student Housing Tower DRP Presentation Appendix B – Sydney Metro DRP Advice and Actions Record Appendix C – Building 3 and 4 NCC 2019 JV3 Report Appendix D – John Holland Building Statement Appendix E – Façade Subcontractor (Micos) Statement Appendix F – Bates Smart Architects Statement Evidence of compliance with B11 was issued to DPHI on 5/2/2024. DPHI Letter confirming approval of the materials and finishes was sighted, dated 15/2/2024.	
LANDSCAPING				
B12	Prior to the issue of the relevant Construction Certificate, the Applicant must prepare detailed Landscape Plans, to the satisfaction of the Certifier. The plans must be consistent with the Landscape Plans approved and: <ol style="list-style-type: none"> detail the location, species, maturity and height at maturity of plants to be planted on-site; demonstrate soil depth and volumes to support the proposed plantings consistent with the 	<ul style="list-style-type: none"> Interview with Auditees Noted 	To be satisfied in a future CC.	Not triggered

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	<p>requirements of the ADG and City of Sydney Landscape Code Volume 2;</p> <p>c) demonstrate soil depths for the Level 3 terrace of the student housing tower are maintained at minimum 200mm to 400mm at the edges of garden beds rather than tapered to zero,</p> <p>d) demonstrate adequate drainage and watering systems for the planters,</p> <p>e) include details of plant maintenance and watering for the first 12 months and</p> <p>f) commit to replace plants with the same species should any plant loss occur within the maintenance period</p>			
SOLAR PANEL ZONE ON BUILDING 3				
B13	<p>Prior to the issue of the relevant Construction Certificate, amendments to Construction Certificate drawings in relation to the Building 3 (student housing tower) solar panel zones, as shown in Attachment A, pages 4 to 8 within the Response to Additional Information dated 7 June 2021 must be incorporated to the satisfaction of the Certifier. The details must include:</p> <p>a) (maximum height of any solar panel to be 1m</p> <p>b) maximum height of any solar panel within the setback zones below to be 500mm</p> <p>c) northern setback for 1m high solar panel zone of 0.7m from the building edge</p> <p>d) southern setback for 1m high solar panel zone of 1m from the building edge</p> <p>e) eastern setback for 1m high solar panel zone of 0.7m from the building edge</p>	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 • GRiD Electrical Services - Design Compliance Certificate for CC3 v2 – Building 4 Envelope (Façade), dated 15/11/2023 	<p>A Design Compliance Certificate by Grid Electrical Services for CC3 v2 – Building 4 Envelope (Façade), dated 15/11/2023 was provided as evidence and confirms compliance with Condition B13.</p>	Compliant
MAXIMUM BUILDING HEIGHT				

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B14	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the maximum height of the building does not exceed RL 93.95m AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 230817_WMQ Southern Precinct CC2 (003), dated 15/8/2023 B14_Maximum Building Height Elevations.pdf 	Details confirming the maximum height of the building does not exceed RL 93.95m AHD is confirmed in the Maximum Building Height Elevations & Bates Smart CC2 - Load Bearing Structure (Excluding Supplementary Structure in relation to the Facade, Awnings, Roofs and screens), dated 15/8/2023.	Compliant
GROSS FLOOR AREA CERTIFICATION				
B15	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 18,789m ² Note: The GFA approved under this consent excludes any GFA attributed to development approved under the Sydney Metro City and Southwest station works (CSSI 7400).	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 230817_WMQ Southern Precinct CC2 (003), dated 15/8/2023 	Details confirming the gross floor area of the development does not exceed 18,789m ² was provided in the form of CC2, issued by Bates Smart on 15/8/2023 and stating that the listed drawings “are generally consistent with the approved SSD 10437, and drawings prepared in Terms of Consent Condition A2, B14 & B15”.	Compliant
STRUCTURAL DETAILS				
B16	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC1 Piling, Retaining Wall and Inground Services WMQ Southern CC2 Load Bearing Structure WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA. NB: It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.	Compliant

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		<ul style="list-style-type: none"> WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 		
FIRE AND RESCUE CONSULTATION				
B17	Prior to the issue of the relevant Construction Certificate, the Applicant must consult with Fire and Rescue NSW by a Fire Engineering Brief Questionnaire (FEBQ) process to identify and address agency requirements at an early stage of the detailed design.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 Checklist Item 9 & 11_FireNSW Response, dated 17/8/2023 	Evidence of consultation with Fire and Rescue NSW by a Fire Engineering Brief Questionnaire (FEBQ) sighted, issued to FRNSW by McKenzie Group on 9/8/2023 and FRNSW, response received on 17/8/2023.	Compliant
EXTERNAL WALLS AND CLADDING				
B18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 B19_External Walls & Cladding Statement, dated 30/11/2023 Post Approval Form_20231207231644, SSD-10437-PA-24, B19 External Walls and Cladding, dated 7/12/2023 	<p>John Holland Letter RE: Condition B19 – External Walls and Cladding Construction Certificate 3 – Building 4 Building Envelope (Façade), dated 30/11/2023 was prepared to satisfy Southern Precinct SSD 10437 consent Condition B19 External Walls and Cladding. Appended to the letter are reports and details of all materials forming part of the external wall systems for the Planning Secretary’s information in accordance with Condition B19:</p> <ul style="list-style-type: none"> Appendix A: External Wall System Disclosure Statement by Micos “Facade MIC - EWDS-001B Southern SSD 10437 BCA2022” Appendix B: Material Evidence of Non-Combustibility by Apex “WMQ-BLD4-APX-FC-RPT-7902 [B]” Appendix C: External Wall System Disclosure Statement by Xavier Knight “XK SS04.1 NSW EWSDS - BCA 2022” 	Compliant

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			The above is also considered evidence of compliance with the BCA to satisfy B18.	
B19	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation to the Planning Secretary for information.	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 • B19_ External Walls & Cladding Statement, dated 30/11/2023 • Post Approval Form_20231207231644, SSD-10437-PA-24, B19 External Walls and Cladding, dated 7/12/2023 	<p>John Holland Letter RE: Condition B19 – External Walls and Cladding Construction Certificate 3 – Building 4 Building Envelope (Façade), dated 30/11/2023 was prepared to satisfy Southern Precinct SSD 10437 consent condition B19 External Walls and Cladding. Appended to the letter are reports and details of all materials forming part of the external wall systems for the Planning Secretary’s information in accordance with Condition B19:</p> <ul style="list-style-type: none"> • Appendix A: External Wall System Disclosure Statement by Micos “Facade MIC - EWDS-001B Southern SSD 10437 BCA2022” • Appendix B: Material Evidence of Non-Combustibility by Apex “WMQ-BLD4-APX-FC-RPT-7902 [B]” • Appendix C: External Wall System Disclosure Statement by Xavier Knight “XK SS04.1 NSW EWSDS - BCA 2022” <p>Issue of the relevant CC indicates ‘<i>satisfaction of the Certifier</i>’.</p>	Compliant
ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES				
B20	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the BCA.	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 • MGAC Performance Solution Waterloo OSD Building 3 	<p>Evidence of compliance with the BCA for access and sanitary facilities for people with disabilities was provided in the form of a Performance Solution Report, dated 23/1/2024 by MGAC.</p> <p>Issue of the relevant CC indicates ‘<i>satisfaction of the Certifier</i>’.</p>	Compliant

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		Student Accommodation v2 - Consolidated, dated 23/1/2024		
MECHANICAL VENTILATION				
B21	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 D&E_Mech_WOSD CC4 Design Certificate [5], dated 16/1/2024 	Evidence of compliance with the BCA and AS1668.1 and AS1668.2 for mechanical ventilation was provided in the form of Design Certification of Mechanical Services, issued by D&E Air Conditioning Pty Ltd, dated 16/1/2024.	Compliant
B22	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 D&E_Mech_WOSD CC4 Design Certificate [5], dated 16/1/2024 	Evidence of compliance with Condition B22, including compliance with the BCA and AS1668.1 and AS1668.2 for mechanical ventilation was provided in the form of Design Certification of Mechanical Services, issued by D&E Air Conditioning Pty Ltd, dated 16/1/2024. Issue of the relevant CC indicates ' <i>satisfaction of the Certifier</i> '.	Compliant
REFLECTIVITY				
B23	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report/documentation demonstrating the visible light reflectivity from building materials used on the facades of any buildings or structures shall not exceed 20 per cent so as to minimise glare.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 B23_Facade XK_Facade material reflectivity statement, dated 9/11/2023 	Xavier Knight provided a statement of compliance, dated 9/11/2023 confirming Building 4 cladding components do not exceed 20%. Issue of the relevant CC indicates ' <i>satisfaction of the Certifier</i> '.	Compliant
SITE STABILITY AND CONSTRUCTION WORK				
B24	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced	<ul style="list-style-type: none"> Interview with Auditees WSP Geotechnical statement, Letter RE: Waterloo Metro 	WSP Australia Pty Ltd (WSP) was engaged as the NER geotechnical engineer for the SSD 10437 project. WSP provided a Geotechnical statement, dated	Compliant

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	<p>professional engineer/s, which includes the following details:</p> <p>a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration</p> <p>c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p> <p>d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.</p>	<p>Quarter - Southern Precinct SSD 10437, dated 1/5/2023</p> <ul style="list-style-type: none"> • RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 CC1 – SSDA10437, dated 16/5/2023 • Interview with Auditees • WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023 	<p>1/5/2023 certifying the “WSP Geotechnical Interpretive Report, ref: WMQSITE-WSP-ANZ-GT-RPT-0001[G]” (not sighted during the audit) “meets the requirements of condition B.24 (a) as described below.</p> <p>The report adequately informs the design analysis of a suitable retention system and building foundations regarding consent condition B.24(a)”. (b) RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 CC1 – SSDA10437, dated 16/5/2023 states Robert Bird Group (RBG) was engaged to carry out structural design on the project including for piling, in-ground works and retaining walls for CC1-SSD 10437. The structural design was verified by a competent engineer who was involved in the original design. RBG provided a Structural statement, dated 16/5/2023 confirming the design was in conformance of the design with Australian Standards and Codes relevant to the structural component, as referenced in the National Construction Code, and accepted engineering principles (as listed in the statement). The letter also states that RBG have designed the relevant structural components of the adopted foundation system based on consultation with the Project Geotechnical Engineer and building contractor. Construction of the foundation system will be based on</p>	

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			<p>the RBG structural documentation (in accordance with Condition B24).</p> <p>(c) The WSP letter also states “<i>With regards to condition B24 of SSD 10437 John Holland has confirmed the following: During works all adjoining land will be adequately supported to ensure compliance with Condition B24 item (c)</i>”.</p> <p>Additional evidence provided by JHG states: “<i>Continuous vibration monitoring set up for the church and station box during vibration generating activities, no exceedances of vibration levels reported as a result of construction. Ongoing survey monitoring is being undertaken for the church</i>”.</p> <p>(d) The WSP letter also states “<i>Condition B24 (d) is redundant as there is no need to obtain the approval for ground anchors and alike as the design does not require the use of such</i>”.</p>	
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
B25	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Southern Precinct.	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 • B25_GRID_Crime Prevention_Compliance_Nov 2023, Nov 2023 	<p>Expert Security issued a Compliance Statement, dated Nov 2023 confirming Building 4 & 4 Access Control System, CCTV & Intercom system have been designed in accordance with the CPTED Report dated 30/9/2023.</p> <p>Issue of the relevant CC indicates ‘<i>satisfaction of the Certifier</i>’.</p>	Compliant

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ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B26	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.	<ul style="list-style-type: none"> • Interview with Auditees • Cundall, Waterloo OSD Building 3, ESD D&C Tender Specification, dated 26/3/2021 • Cundall, Waterloo OSD Building 4, ESD D&C Tender Specification, dated 26/3/2021 • Cundall Consultant Advice Notice, ESD Statement, WMQ, Project 1024873, dated 24/11/2023 • WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 	<p>Cundall tender specification for ESD address compliance with Conditions B26 and B27. Appendix M – Ecologically Sustainable Development Report and Sustainability Strategy (SSD-10437 Southern Precinct) includes the following targets:</p> <ul style="list-style-type: none"> • 5 Star – Green Star Design and As-Built -v1.3 • BASIX Energy score of ≥30 • BASIX Water score of >40 <p>Cundall Consultant Advice Notice states <i>“The Green Star design progress has been tracked throughout the design stages based on evidence provided, client commitments and assumptions. At Stage 5 Detailed Design stage both buildings are targeting sufficient points to achieve a 5 Star Green Star Design and As-Built-v1.3.</i></p> <p><i>A Stage 5 detailed design BASIX review has been undertaken and both buildings are able to meet the required energy and water targets”.</i></p>	Compliant
B27	The Applicant shall demonstrate that Ecologically Sustainable Development is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 	<p>The Cundall statement concludes <i>“Based on the available information, commitments, assumptions relating to targeted credits and review by the GBCA, the project can potentially achieve 5 Star Green Star rating for both buildings.</i></p> <p><i>Based on the design review and modelling undertaken at Stage 5 Detailed</i></p>	Compliant

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			<p><i>Design, the design for both buildings achieve BASIX Energy score of ≥ 30 and BASIX Water score of >40".</i></p> <p>The satisfaction of the Certifier is evidenced by the issue of CC3 and CC4.</p>	
BASIX				
B28	<p>Prior to the issue of the relevant Construction Certificate, the BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans. The development must be implemented, and all BASIX commitments thereafter maintained in accordance with the BASIX Certificate and an updated certificate issued if amendments are made.</p>	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC3 Building 4 Façade (Southern), McKenzie Group, dated 8/12/2023 • WMQ Southern CC5 Building 3 Façade (Southern), McKenzie Group, dated 23/5/2024 • B28_WMQ-BLD3-CUN-BN-CER-0001, BASIX Certificate No. 1137557M_02, dated 20/7/2023 • B28_WMQ-BLD4-CUN-BN-CER-0002, BASIX Certificate No. 1131748M_02, dated 30/9/2020 	<p>BASIX Certificate No. 1137557M_02 (WMQ Building 3) & No. 1131748M_02 (WMQ Building 4) provided as evidence. Issue of the relevant CC indicates 'satisfaction of the Certifier'.</p>	Compliant
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS				
B29	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:</p> <ol style="list-style-type: none"> 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). 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). New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it 	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 • Planet Plumbing Design Certificate, dated 27/10/2023 	<p>Planet Plumbing Design Certificate, dated 27/10/2023 sighted and confirms compliance with Condition B29.</p>	Compliant

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	<p>is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>d) Systems must include “smart controls” to reduce unnecessary flushing. Continuous flushing systems are not approved.</p>			
MECHANICAL PLANT NOISE MITIGATION				
B30	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant are detailed on relevant Construction Certificate drawings and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.</p>	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 • B30. STANTEC_Acoustic Engineering Letter, dated 17/1/2024 • Stantec Acoustic and Vibration Specification, Building 3, dated 17/1/2024 • Stantec Acoustic and Vibration Specification, Building 4, dated 17/1/2024 	<p>Letter from Stantec RE: Waterloo Over Station Development CC4 – Conditions of Consent, dated 17/1/2024 provided as evidence.</p> <p>The letter was prepared for the CC4 checklist for Building 3&4 services and finishes and addresses compliance with Condition B30 – “<i>The noise levels based on the manufacturers data and the additional noise mitigation design put forward in the engineering and architectural design packages have been reviewed and deems to be compliant with the established noise emission criteria at the most affected point on or within the noise sensitive receiver boundaries and Condition B30</i>”.</p> <p>Issue of the relevant CC indicates ‘satisfaction of the Certifier’.</p>	Compliant
ADAPTABLE HOUSING				
B31	<p>Prior to the issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed to accommodate a minimum of 12 adaptable residential apartments and that the requirements are referenced on the relevant Construction Certificate</p>	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	<p>Letter from MGAC RE: Waterloo Metro Quarter Development CC4 - Building 3 and 4 Access Design Statement, dated 16/1/2024 provided as evidence.</p>	Compliant

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	<p>drawings. In addition, information shall be provided confirming</p> <p>(a) the required number of apartments are able to be adapted for people with a disability in accordance with the BCA; and</p> <p>(b) compliance with Australian Standard AS2499 – Adaptable Housing</p>	<ul style="list-style-type: none"> MGAC_WMQR Bld3&4 Access Design Compliance Statement v2, dated 16/1/2024 	<p>Statement confirms “<i>The design of Waterloo Metro Quarter Development CC4 - Building 3 and 4 achieves normal disability access practice and meet the requirements of the Building Code of Australia, and relevant Australian Standards</i>” and references Condition B31 (Building 4 Social) Adaptable Housing.</p>	
SYDNEY WATER ASSETS				
B32	<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>Note: Sydney Water’s Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</p>	<ul style="list-style-type: none"> RBG Structural statement, Letter RE: WATERLOO METRO QUARTER BUILDING 3 CC1 – SSDA10437, dated 16/5/2023 CC4 Services & Finishes Stamped Sydney Water Plans for 211952WW and CN191252PW, dated 22/5/2024 & 7/2/2025 Stamped Sydney Water Plans Case No. 191252PW, dated 22/5/2024 Stamped Sydney Water Plans Case No. 211952WW, dated 7/2/2025 Interview with Auditees 	<p>RBG Structural statement, dated 16/5/2023 states “<i>RBG have assessed the structural design to ensure compliance with the Sydney Water Technical Guidelines – Building over and adjacent to pipe assets (SW269 08/21)</i>”.</p> <p>The installation of such work had commenced.</p> <p>Auditees advised Sydney Water approval was issued with approval of the stamped plans for watermain adjustment.</p>	Compliant
LOADING AND UNLOADING AREAS AND BICYCLE ACCESS				
B33	<p>All loading and unloading operations associated with servicing the site must be carried out within the signposted loading spaces at all times and must not obstruct other properties/units or the public way.</p>	<ul style="list-style-type: none"> Interview with Auditees Noted 	Operational requirement	Not triggered
B34	<p>The service vehicle docks, car parking spaces and access driveways must be kept clear of goods at all times and</p>	<ul style="list-style-type: none"> Interview with Auditees Noted 	Operational requirement	Not triggered

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	must not be used for storage purposes, including garbage storage.			
VEHICLE ACCESS DESIGN				
B35	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p> <p>a) all vehicles should enter and leave the subject site in a forward direction;</p> <p>b) all vehicles are to be wholly contained on site before being required to stop,</p> <p>c) parking associated with the proposal (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS/NZS 2890.6:2009 and AS 2890.2-2002;</p> <p>d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas;</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</p> <p>f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject An allocation of 155 on-site car parking spaces as follows:</p>	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 • PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023 	<p>Letter from PTC RE: CC4 (Building 3&4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence.</p> <p>Letter confirms that “<i>the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015 and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37</i>”.</p> <p>Issue of the relevant CC indicates ‘<i>satisfaction of the Certifier</i>’.</p>	Compliant
BICYCLE PARKING AND FACILITIES				
B36	<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"> • Interview with Auditees • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	<p>Letter from PTC RE: CC4 (Building 3&4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence.</p>	Compliant

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	a) a minimum of 87 student accommodation bike storage spaces b) a minimum of 70 social housing bike storage spaces c) a minimum of 7 social housing visitor bike storage spaces	<ul style="list-style-type: none"> PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023 	Letter confirms that <i>“the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015 and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37”</i> . Issue of the relevant CC indicates <i>‘satisfaction of the Certifier’</i> .	
B37	The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.	<ul style="list-style-type: none"> Interview with Auditees WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 PTC_21-3031-(SSD-10437) CC4-0001, dated 30/10/2023 	Letter from PTC RE: CC4 (Building 3&4) Traffic Construction Certificate, dated 30/10/2023 provided as evidence. Letter confirms that <i>“the proposed design meets the requirements the relevant Australian Standards being AS2890.1-2004, AS2890.2:2018, AS2890.3-2015 and AS2890.6-2009 and SSD-10437 Conditions B35, B36 and B37”</i> . Issue of the relevant CC indicates <i>‘satisfaction of the Certifier’</i> .	Compliant
FREIGHT AND SERVICING MANAGEMENT PLAN				
B38	Prior to the issue of the relevant Occupation Certificate the Applicant shall update the Freight and Servicing Management Plan in consultation with TfNSW and submit a final copy to TfNSW for endorsement. The Plan shall ensure that potential traffic and safety impacts associated with the loading dock operations are mitigated. The Plan shall specify, but not be limited to, the following: (a) details of the development’s loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay; (b) details of freight and servicing facilities that may be required either within the subject site or other sites in the immediate vicinity which adequately	<ul style="list-style-type: none"> Interview with Auditees Noted 	Operational requirement	Not triggered

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	<p>accommodate the forecast demand of the development (including long dwell time service vehicles) so as to not rely on the kerbside restrictions to conduct the development's business; and</p> <p>(c) details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular queuing on public roads and potential conflicts between vehicles accessing the loading docks and transport users accessing the Sydney Metro station and/or pedestrian accessing the facilities within the Waterloo Metro Quarter.</p>			
B39	The Freight and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.	<ul style="list-style-type: none"> • Interview with Auditees • Noted 	Operational requirement	Not triggered
ROAD SAFETY AUDIT				
B40	Prior to the issue of the relevant Construction Certificate, the Applicant shall undertake a Stage 2 (Concept Plan) Road Safety Audit for the Cope Street Plaza shared zone and proposed access arrangements to the loading dock in accordance with Austroad Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the Applicant shall review the design drawings and implement safety measures in consultation with TfNSW as required.	<ul style="list-style-type: none"> • Interview with Auditees • WMQ Southern CC6 Public Domain & Cope St Plaza, McKenzie Group, dated 31/1/2025 • B40 - TfNSW Correspondence - Release of Condition B40, dated 16/8/2024 • B40_WMQ – Concept Design Road Safety Audit, PTC Consultants, dated 12/7/2024 	<p>CC6 references Condition B40 "Email correspondence regarding Release of DA Conditions B34 B35 and B40 prepared by Transport for NSW dated 16 August 2024".</p> <p>Issue of the CC and verification that adequate evidence has been provided to satisfy the condition is the responsibility of the Certifier.</p> <p>NB: 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>	Compliant

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STORMWATER MANAGEMENT SYSTEM				
B41	<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 <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>	<ul style="list-style-type: none"> Interview with Auditees 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 WSP Waterloo OSD Southern Precinct, Civil Design Certificate for CC4 – Buildings 3 & 4 – Services and Finishes WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	<p>Evidence of certification by WSP Civil Associate provided and states design is in accordance with Condition B41 Stormwater management system. Satisfaction of the certifying authority is evidenced by issue of CC4, dated 25/1/2024.</p>	Compliant
FLOOD EMERGENCY MANAGEMENT PLAN				
B42	<p>Prior to the issue of the relevant occupation certificate, the Applicant must prepare a Flood Emergency Management Plan in consultation with the NSW State Emergency Service including detailed emergency management procedures and submit it to the satisfaction of the Certifying Authority. The Plan must include calculations of persons, identification of risks and consideration of suitable shelter in place.</p>	<ul style="list-style-type: none"> Interview with Auditees Noted 	Not commenced.	Not triggered
DETAILED PUBLIC ART PLAN				
B43	<p>Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a Detailed Public Art Plan. The Plan must include:</p>	<ul style="list-style-type: none"> Interview with Auditees John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 	<p>Construction commencement for SSD 10437 was notified as 12/4/2023. The Detailed Public Art Plan was sighted during the audit.</p>	Compliant

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	<p>a) provisions to coordinate with the Sydney Metro Public Art Strategy.</p> <p>b) evidence of consultation with the City of Sydney's Public Art Team and City of Sydney Public Art Advisory Panel, including consultation on the final selection of artist.</p> <p>c) details on how artists, including First Nation's artists, will be invited to submit Expressions of Interest proposals for the identified public art opportunities.</p>	<p>Notification of Commencement, dated 31/3/2023</p> <ul style="list-style-type: none"> Waterloo Metro Quarter Detailed Public Art Plan, prepared by Tess Allas, Sebastian Goldspink and Aillen Sage Architects, undated Letter from DPE RE: Detailed Public Art Plan under Condition V43, dated 30/8/2023 	<p>The Detailed Public Art Plan was submitted to the Planning Secretary on 31/5/2023, within six months of commencement of works (31/3/2023). DPE issued a request for additional information on 21/6/2023. DPE's letter confirms the Detailed Public Art Plan <i>"has been prepared in consultation with parties required to be consulted with; and contains the information required by the conditions of approval"</i>.</p>	
B44	The installation of all public art within the Public Art Plan required by this consent shall occur prior to the issue of the final Occupation Certificate.	<ul style="list-style-type: none"> Interview with Auditees Noted 	Operational requirement – not triggered during the audit period. To be conducted as part of Cope Street Plaza and Heritage interpretation.	Not triggered
HERITAGE INTERPRETATION				
B45	Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a detailed Heritage Interpretation Plan generally in accordance with the Heritage Interpretation Strategy submitted with the EIS. City of Sydney Council should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan.	<ul style="list-style-type: none"> Interview with Auditees Waterloo Metro Quarter Over Station Development Heritage Interpretation Plan, Urbis, August 2023 DPE Letter RE: Heritage Interpretation Plan - Condition B45, dated 5/9/2023 Email from Urbis to City of Sydney Council RE: HIP, dated 25/8/2023 	<p>Construction commencement for SSD 10437 was notified as 12/4/2023. The Heritage Interpretation Plan (HIP) was sighted during the audit. The HIP was submitted to the Planning Secretary on 28/8/2023, within six months of commencement of works (31/3/2023). DPE issued a letter approving the HIP on 5/9/2023 <i>"The Department has carefully reviewed the document and is satisfied that it meets the requirements of Condition B45. Accordingly, as nominee of the Planning Secretary, I approve the Heritage Interpretation Plan (Revision 4, dated August 2023, prepared by Urbis)"</i>.</p>	Compliant

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			Section 5.5 of the HIP outlines stakeholder engagement conducted for the HIP and includes details of consultation with City of Sydney Council on 24/8/2023. An email was also sighted inviting Council to comment on the HIP on 25/8/2023.	
B46	The Heritage Interpretation Plan is to be implemented prior to the issue of the final occupation certificate.	<ul style="list-style-type: none"> Interview with Auditees Noted 	Implementation of the HIP had not commenced at the time of the audit.	Not triggered
FLOOD PLANNING LEVELS				
B47	Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the recommended flood planning levels. The development must be constructed to comply with the recommended flood planning levels indicated in Table 4 of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.	<ul style="list-style-type: none"> Interview with Auditees 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 B47_PS119449 Southern Building - Flood Assessment, dated 8/8/2023 B47_PS119449 Southern Precinct Flood Assessment, dated 2/11/2023 B47_WSP Statement PS119449-Southern, dated 31/3/2023 B47_WSP_PS119449 Southern Precinct Flood Assessment 20231122, dated 22/11/2023 CC1-CC5 	<p>WSP issued a flood addendum for flood planning levels (FPLs), dated 31/3/2023. The addendum reflects the latest flood modelling results and Table 1 indicates minimum FPLs.</p> <p>On 22/11/2023 WSP issued the following Statement of Compliance – “<i>Flood planning levels have been reviewed in accordance with the previously issued flood assessment under letter subject “Flood Planning Levels for Waterloo Metro Quarter Southern Precinct SSD 10437” dated 8 August 2023. The CC4 package the Southern Precinct is not impacted by the associated flood levels requirements</i>”.</p> <p>Satisfaction of the certifying authority is evidenced by issue of Construction Certificates throughout the development.</p> <p>NB: <i>It is not the responsibility of the Independent Auditor, or within the scope of this audit to verify compliance with flood planning levels, which should be confirmed by specialists in that field, or</i></p>	Compliant

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			<i>those responsible for preparation of flood modelling and flood reports.</i>	
STORMWATER QUALITY				
B48	Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the approved stormwater quality assessment <i>Stormwater Management Strategy and Flood Impact Assessment</i> dated 30 September 2020 prepared by WSP Engineers.	<ul style="list-style-type: none"> • Interview with Auditees • 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 • WSP Waterloo OSD Southern Precinct, Civil Design Certificate for CC4 – Buildings 3 & 4 – Services and Finishes • WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	Evidence of certification by WSP Civil Associate provided and states design is in accordance with Condition B48 Stormwater Quality requirements. Satisfaction of the certifying authority is evidenced by issue of CC4, dated 25/1/2024.	Compliant
PUBLIC DOMAIN DESIGN				
B49	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit to Council detailed public domain design plans for infrastructure and landscaping on Council's public domain area in accordance with the Public Domain Manual and Council's Sydney Street Code. The design must include (where relevant) all existing and proposed paving materials, locations of street trees, site furniture, light poles, signage and other public domain elements.</p> <p>A copy of Council's endorsed detailed public domain design plans must be provided to the certifying authority for information.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Letter from JHG to DPHI RE: Condition C1 & C2 notification of commencement, Stage 6, dated 19/2/2025 • WMQ Southern CC6 Public Domain & Cope St Plaza, McKenzie Group, dated 31/1/2025 • B49 Public Domain Plans Approval, CoS Letter to WL Developer RE: Public Domain Works – Conditions satisfied 	<p>On 19/2/2025 JHG issued a letter of Notification of commencement of Stage 6 Public Domain Works to DPHI.</p> <p>The public domain works were notified to commence on 3/5/2025.</p> <p>CC6 does not include reference to Condition B49.</p> <p>NB: <i>Auditees advised the Cope Street Plaza works are not classified as public domain works under the approval as they are located on private land, and that the public domain works are confined to the landscaped area on Botany Road.</i></p>	Not triggered

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		Sections 138 & 139 – Roads Act 1933, dated 24/12/2024 <ul style="list-style-type: none"> B49_ Stamped Plans Landscape, Aspect Studios 		
PUBLIC DOMAIN WORKS AND DAMAGE BOND				
B50	<p>Prior to commencement of any works within Council's public domain area, the Applicant is to meet the following Council's requirements:</p> <p>a) a Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee).</p> <p>The Council's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee.</p> <p>The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>b) a Public Domain Damage Bond calculated on the basis of 900 square metres of concrete unit paved</p>	<ul style="list-style-type: none"> B49_ Southern Public Domain Damage Bond (receipt), Bond No. 2667339, dated 8/2/2023 B49_ Southern Public Domain Works Bond (receipt), Bond No. 2667338, dated 8/2/2023 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie Group, dated 26/5/2023 WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023 Interview with Auditees 	<p>Public domain works had not commenced at the time of the audit.</p> <p>a) Auditees confirmed the public domain works bond has been provided to Council, and receipt was provided as evidence.</p> <p>b) Auditees confirmed the public domain damage bond has been provided to Council, and receipt was provided as evidence.</p> <p>c) Noted.</p> <p>McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 includes reference to the following: <i>"68. Southern Public Domain Damage Bond Receipt prepared by Allianz Insurance</i> <i>69. Southern Public Domain Damage Bond prepared by Allianz Insurance</i> <i>70. Southern Public Domain Works Bond Receipt prepared by Allianz Insurance</i> <i>71. Southern Public Domain Works Bond prepared by Allianz Insurance"</i> – sighted as evidence of submission to the Certifier.</p>	Compliant

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	<p>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>			
PART C PRIOR TO COMMENCEMENT OF WORKS				
NOTIFICATION OF COMMENCEMENT				
C1	<p>The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.</p>	<ul style="list-style-type: none"> C1 & C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023 John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023 	<p>Date notified of commencement of physical works was 12/4/2023, as per John Holland letter to DPE, dated 31/3/2023, and submitted to DPE on 3/4/2023. Notification was within the 48 hours timeframe.</p>	Compliant

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C2	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of proposed commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> • C1 & C2_Post Approval Form_20230403012003, Notice of Commencement Letter, dated 3/4/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 31/3/2023 • John Holland Letter to the Planning Secretary RE: WMQ SSD 10437 Condition C1 & C2 Notification of Commencement, dated 10/8/2023 • Submission of Stage 2 Notification of Commencement) Post Approval Form_20230810045543, dated 10/8/2023 • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services (Southern), McKenzie WMQ Southern CC2 Load Bearing Structure, McKenzie Group, dated 22/8/2023 • Letter from JHG to DPHI RE: Condition C1 & C2 notification of commencement, Stage 6, dated 19/2/2025 • Interview with Auditees 	<p>Notice of commencement letter is submitted to DPE for each stage of work. Date notified of initial commencement of physical works (CC1) was 12/4/2023, as per John Holland letter to DPE, dated 31/3/2023, and submitted to DPE on 3/4/2023. Notification was within the 48 hour timeframe.</p> <p>Letter to DPE includes notification for the following stages:</p> <ul style="list-style-type: none"> • Stage 1: Site establishment • Stage 2: Piling, Retention, In Ground Services & Tree Removal • Stage 3: Structure Works • Stage 4: Envelope • Stage 5: Services & Finishes • Stage 6: Public Domain <p>Stage 2 (CC2) Notification of Commencement sighted, dated 10/8/2023 (Piling, Retention, In Ground Services), and submitted to DPE on 10/8/2023.</p> <p>On 19/2/2025 JHG issued a letter of Notification of commencement of Stage 6 Public Domain Works to DPHI. The public domain works were notified to commence on 3/5/2025.</p>	Compliant

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ACCESS TO INFORMATION				
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"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; 	<ul style="list-style-type: none"> • Project website: Home - Waterloo Integrated Station Development (wisd.com.au) • Interview with Auditees 	<p>a)</p> <ul style="list-style-type: none"> (i) Link to Condition A2 Documents on website verified (ii) Each SSD approval sighted on the planning website provided (iii) Documents – CEMP & Sub-Plans available & current (iv) N/A – No performance reporting triggered (v) There is no requirement for reporting of monitoring results set out in the CEMP & Sub-Plans (vi) A summary of the stage of the development was on the website and current. (vii) 1800 number and project email address provided (viii) Complaints Register current and on website (ix) N/A – No audit reports prepared to date (x) N/A – No other matters known to be required by the Planning Secretary <p>b) The website is updated monthly No other matters known to require upload to the project website.</p>	Compliant

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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.			
SURVEY CERTIFICATE				
C4	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.	<ul style="list-style-type: none"> Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 WMQ Southern CC2 Load Bearing Structure, 22/8/2023 	Veris (Registered Surveyor) Letter RE: Waterloo Integrated Station Development, dated 7/2/2023 sighted & states: <i>"I hereby certify that Condition C4, that the proposed buildings, based on architectural plans received (230119-Reference Point.dwg, WMQ-BLD3-AR-DRG-A03.002_cad 14 and WMQ-BLD4-AR-DRG-A03.002_cad 8), will be erected wholly within the subject land. The design offsets from walls and grid intersections relative to the boundaries are shown on the sketch herewith"</i> . McKenzie Notice of Commencement (NOC) refers to Letter regarding Consent Condition C4 prepared by Veris dated 7/2/2023 (Item 65) (evidence of submission to the Certifier).	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES				
C5	Prior to the commencement of works, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	<ul style="list-style-type: none"> Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023 	a) JHG Letter to the Certifier, dated 9/3/2023 confirms a DBYD and survey was conducted showing no live services are affected and consultation with the relevant authorities is not required. NOC refers to <i>"Combined DBYD Enquiries as</i>	Compliant

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	<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"> • Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023 • C5 & C9_DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23 • John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023 • Interview with Auditees • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023 • John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023 	<p><i>per DA Condition C5 prepared by DBYD</i> (Item 37).</p> <p>b) Dilapidation Reports of the Council/Public Infrastructure and Waterloo Congregational Church sighted. C5 & C9 submission to the Planning Portal sighted, dated 29/1/2023. Condition C5 submission to Council sighted, dated 25/1/2023. Submission to DPE & Council was prior to commencement of works on 21/4/2023 in compliance with Condition C5. John Holland letter, dated 3/2/2023 sighted confirming that <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>. McKenzie Notice of Commencement (NOC) refers to Demlakian Dilapidation Reports for Botany Road 18/8/20, Cope Street 18/8/20, Waterloo Congregational Church, 24/1/23 as per Conditions C5 & C9 (Items 7-13) (evidence of submission to the Certifier).</p> <p>c) there are no street trees known to require protection.</p>	
UTILITIES AND SERVICES				
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"> • AN-21263 - Certified Design • AN-22074 - Certified Design • AN-22728 - Certified Design 	Utility works to date includes watermain installation (Sydney Water) and HV installation (Ausgrid).	Compliant

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		<ul style="list-style-type: none"> CASE191252PW[3]_Stamped CASE191252PW_ITP_Stamped McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 John Holland Letter regarding Condition C6 Utilities and Services, dated 9/3/2023 Interview with Auditees Construction Management Plan Stamped Sydney Water Plans for 211952WW and CN191252PW, dated 22/5/2024 & 7/2/2025 	<p>Approved plans from Sydney Water and Ausgrid were sighted.</p> <p>The NOC refers to a Letter regarding DA Condition C6 prepared by John Holland dated 9/3/2023. The letter confirms “<i>there are no offsite utilities works associated with the development carried out under the Pre Commencement Scope of Works</i>”.</p>	
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"> Interview with Auditees Construction Management Plan 	Above ground works commenced in around November 2023. Refer to Condition C6 for evidence of advice from authorities.	Compliant
DIAL BEFORE YOU DIG SERVICE				
C8	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that proposed excavation will not conflict with any underground utility services.	<ul style="list-style-type: none"> DBYD Job No 33207153 (18/1/23-18/4/23) McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023 	No excavation has been required, limited to archaeological investigation and piling. DBYD Plans sighted as evidence. JHG Letter to the Certifier, dated 9/3/2023 confirms a DBYD and survey was conducted showing no live services are affected and consultation with the relevant authorities is not required. NOC refers to “ <i>Combined DBYD Enquiries as per DA Condition C5 prepared by DBYD</i> ” (Item 37), indicating satisfaction of the Certifier.	Compliant

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PRE-CONSTRUCTION DILAPIDATION REPORTS				
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"> • Demlakian Consulting Engineers Dilapidation Report of the Council/Public Infrastructure, Waterloo Station Cope Street, 24/1/2023 • Demlakian Consulting Engineers Dilapidation Report – Waterloo Congregational Church, 103 Botany Road, 24/1/2023 • C5 & C9_DPE Post Approval Form_20230129232353 (submission to DPE 29/1/23 • John Holland Letter RE: Condition C5(a) Protection of Public Infrastructure and Street Trees, dated 9/3/2023 • Interview with Auditees • McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 • WMQ Southern CC1 Piling, Retaining Wall and Inground Services, 26/5/2023 • WMQ Southern CC2 Load Bearing Structure, 22/8/2023 • John Holland email to CoS Council (M. Burge) RE: Southern Precinct SSD 10437 – Condition C5, dated 25/1/2023 • RBG (Structural Engineer) Zone of Influence Confirmation, SSD Condition C9, dated 13/12/2022 	<p>Dilapidation Reports of the Council/ Public Infrastructure and Waterloo Congregational Church sighted. C5 & C9 submission to the Planning Portal sighted, dated 29/1/2023. According to RBG (Structural Engineer) the scope has been defined as “<i>any structure within a radius equal to the depth of the basement excavation, in particular being: Church, Council assets & public domain, and the new metro station box (however Metro to confirm if this is required to be included).</i>”</p> <p>Evidence of submission of the Dilapidation Report to the Church sighted, dated 17/10/2023. Includes Station Team pre-works inspection, dated 1/11/2021, OSD Team (SL Developer) pre-works inspection, dated 24/1/2023, & Station Team Post Works Inspection, dated 21/7/2023.</p>	Compliant

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		<ul style="list-style-type: none"> John Holland Email to J. Cho of the church providing dilap report, dated 17/10/23 		
C10	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul style="list-style-type: none"> Interview with Auditees 	No access denied for undertaking a Pre-Construction Dilapidation Report.	Not triggered
C11	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to the final Occupation Certificate being issued for public domain works or before the final Occupation Certificate is issued for the development, whichever is sooner.	<ul style="list-style-type: none"> Interview with Auditees 	No known damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like.	Not triggered
COMPLIANCE				
C12	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Interview with Auditees Project induction 	JHG confirmation that conditions of consent form part of the documentation in subcontractor contracts (confidential) and in the project induction.	Compliant
COMMUNITY COMMUNICATION STRATEGY				
C13	Prior to the commencement of works, the Applicant must either: a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the	<ul style="list-style-type: none"> Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 8.0, dated 15/7/2024 Interview with Auditees 	a) The CSSI approved CCS was amended. The project was not responsible for Council consultation. b) N/A (see (a)).	Compliant

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	<p>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> <ul style="list-style-type: none"> (i) identify people to be consulted during the design and construction phases; (ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (iv) set out procedures and mechanisms: <ul style="list-style-type: none"> • through which the community can discuss or provide feedback to the Applicant; • through which the Applicant will respond to enquiries or feedback from the community; and • to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 			
C14	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul style="list-style-type: none"> • DPE Submission CCS: C13_Post Approval Form_20221122000625.pdf 	Evidence of submission of the CCS to DPE sighted, dated 22/11/2022, more than one month prior to commencement of Construction on 12/4/2023.	Compliant

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C15	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"> DPE Approval of CCS (Rev 5.1, 5/12/2022): C13_Approval of Plan Strategy or Study_13122022_013544, Letter dated 13/12/2022 	DPE Letter of approval of the CCS sighted, dated 13/12/2022. Approval was prior to commencement of Construction on 12/4/2023.	Compliant
C16	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> Waterloo Metro Quarter Complaint Register - Sept 2024-Feb 2025 – Southern Precinct Site inspection 5/3/2025 Interview with Auditees Stakeholder & Communications Manager Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, Rev 8.0, dated 15/7/2024 DPHI Portal Receipt / Email RE: Updated CCS, dated 22/7/2024 SSD 10437 MOD-3, dated 3/7/2024 CNVMP Approval, dated 9/3/3024 Email from WLD to Waterloo Congregational Church (WCC) RE: Extension of Construction Hours, dated 11/7/2024 & WCC response, dated 18/7/2024 	<p>The CCS was revised to Rev 8.0 in July 2024 to incorporate MOD-3 changes. The CCS was submitted to DPHI, who acknowledged receipt of the document in a portal email dated 22/7/2024.</p> <p>Section 10.1 of the CCS sets out approvals and communication timeframes.</p> <p>The CCS has been uploaded to the Waterloo Metro Quarter (WMQ) website. Project contact details are displayed on the project hoarding as required.</p> <p>Letterbox notifications are available on the Sydney Metro website.</p> <p>A Stakeholder & Community Manager has been engaged and was interviewed during the audit. Weekly E-News is distributed via Consultation Manager & Monthly notifications via letterbox drop & uploaded to the Sydney Metro website. Notifications covers both the ISD and OSD.</p> <p>The communication and complaints management process was discussed with the Stakeholder & Communications Manager. In accordance with the CCS all complaints must be responded to within 2 hours and closed out within 48 hours.</p>	Compliant

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			<p>Complaint data is uploaded to the project website in the Complaints Register.</p> <p>Response time is tracked in Consultation Manager. In the case of the complaint received within the audit period (refer commentary below) the complaint was answered by the 1800 number and responded to immediately.</p> <p>One complaint was received from a resident on Wellington Street during the audit period on 21/1/2025. The complaint was regarding concerns about noise occurring after 10.00pm and noise from workers before 7.00am. An investigation was undertaken by the Stakeholder and Community Manager and found that all work activities had ceased by 10pm, and all workers had left the site. Workers were given a toolbox talk about noise regulations before 7am and outside of working hours. Additionally, an early start Foreman was assigned to the Wellington Street site to ensure no noise occurs before 7am.</p> <p>Redwatch is a Waterloo Social Housing Group. Project representatives including Comms attend Redwatch meetings monthly. Comms also attends Ozharvest Outreach monthly.</p> <p>Quarterly information sessions are held at a local café.</p> <p>A Community Day was scheduled for February 2025 with an OSD stand–Summer on the Green, but the event was cancelled due to weather.</p>	

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			<p>Pet Day was held on 27/7/2024 and the project contributed to running of the day.</p> <p>The Stakeholder & Communications Manager maintains an ongoing good relationship with the church directly adjacent to the development which will be open some evenings and Sundays (not during approved construction hours).</p> <p>A Community Agreement with the church was established as part of the MOD-3 approval – Refer to Condition D5 for details. The project has a 'works in kind' arrangement in place to eventually integrate the church into the precinct, which would mainly involve landscaping.</p>	
COMMUNITY CONSULTATIVE COMMITTEE				
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>Notes:</p> <ul style="list-style-type: none"> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community. 	<ul style="list-style-type: none"> Interview with Auditees 	<p>WLD confirmed the establishment of a CCC under the CCS is not required as the CCS prepared under CSSI was amended to include the SSD 10437 project.</p>	Not triggered

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CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN				
C18	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Pedestrian and Traffic Management Plan (CPTMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CPTMP must be prepared in consultation with the Sydney Coordination Office within TfNSW, and submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority; or</p> <p>b) prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP shall specify matters including, but not limited to, the following:</p> <p>(i) a description of the development;</p> <p>(ii) location of any proposed work zone(s);</p> <p>(iii) details of crane arrangements including location of any crane(s) and crane movement plan;</p> <p>(iv) haulage routes;</p> <p>(v) proposed construction hours;</p> <p>(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;</p> <p>(vii) construction vehicle access arrangements;</p> <p>(viii) construction program and construction methodology, including any construction staging;</p> <p>(ix) a detailed plan of any proposed hoarding and/or scaffolding;</p>	<ul style="list-style-type: none"> Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 DPE CEMP & Sub-Plan Approval Letter, RE: C2S Waterloo OSD Basement CFEMP Package, dated 30/3/23 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 C18_Post Approval Form_20230201 234105, Basement Car Park Detailed Design SSDA - SSD-10438-PA-10, CPTMP TfNSW Submission, dated 1/2/2023 TfNSW CPTMP Endorsement Letter, dated 14/2/2023 Email correspondence between PTC (Traffic Engineer), TfNSW Customer Journey Planning (CJP) / SCO & JHG RE: Waterloo Metro OSD SSD 10437 & 10438 – Combined CPTMP for review and approval, dated 22/12/22-2/2/23 Interview with Auditees Interview with Stakeholder & Communications Manager 	<p>a) N/A</p> <p>b) CPTMP Rev11 sighted. Section 12 states the Plan forms part of the consultation process with the Sydney Coordination Office (SCO), City of Sydney (CoS) and TfNSW. Section 1 of the CPTMP states “As part of the SSD submission process, Transport for NSW (TfNSW) and City of Sydney (Council) have reviewed and commented on the preliminary version of this report. Comments raised during this consultation process have been discussed and incorporated into this construction stage CPTMP”.</p> <p>i) Section 4 & 5</p> <p>ii) Section 8.11, 9.11</p> <p>iii) Section 8.4.1.1, 9.4.1.1</p> <p>iv) Section 8.10.2 & 9.10.2</p> <p>v) Section 8.2.4 & 9.2.4</p> <p>vi) Section 10.2 & 10.3</p> <p>vii) Section 8.4 & 9.4</p> <p>viii) Section 8.2.3 & 9.2</p> <p>ix) Section 8.4.1.2 & 9.4.1.2</p> <p>x) Sections 8 & 9</p> <p>xi) Section 8.2.3 & 9.2.23</p> <p>xii) Sections 8 & 9</p> <p>xiii) Section 8.2.3 & 9.2.3</p> <p>c) Evidence of CPTMP submission to SCO sighted, dated 1/2/2023 & Endorsement Letter, dated 14/2/2023.</p>	Compliant

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	<p>(x) measures to avoid construction worker vehicle movements within the precinct;</p> <p>(xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest;</p> <p>(xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and</p> <p>(xiii) identify the cumulative construction activities of the development and other projects within or around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement;</p> <p>d) Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and</p> <p>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>d) The Stakeholder & Comms Manager confirmed the 1800 number is provided via the project notification process and during doorknocking, drop card etc. TfNSW & CoS Council are all included on the weekly notification email, which includes the 1800 number.</p> <p>e) The CPTMP Rev 9, Reference PA-10 was approved by the Department on 30/3/23 (approval letter sighted). McKenzie Notice of Commencement (NOC) refers to various evidence in relation to Condition C18 including CPTMP (Item 4), Email correspondence with TfNSW, dated 14/2/23 (Item 43), Letter from JHG RE C18, dated 15/2/2023 (Item 48) & Submission to NSW DPE (Item 57) (evidence of submission to the Certifier).</p> <p>NB: The CTPMP is combined for SSD 10347 & SSD 10438.</p>	

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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C19	<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> <p>(v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;</p>	<ul style="list-style-type: none"> Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024 Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev B, dated 8/2/2023 CFEMP Section 3 Compliance Matrix DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 C19_Post Approval Form_20230108 222356 CEMP Submission to DPE, dated 8/1/2023 (SSD-10437-PA-8) McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 	<p>a) N/A</p> <p>b) CFEMP Rev 01, dated 10/7/2024 sighted (updated for MOD 4). McKenzie Notice of Commencement (NOC) refers to CFEMP as per Consent Condition C19 prepared by John Holland dated 18 November 2022 (Item 38) (evidence of submission to the Certifier). The CFEMP, Reference PA-8 was submitted to the Department on 8/1/23, prior to the commencement of construction. The CFEMP Rev B, Reference PA-8 was approved by the Department on 18/5/23. The CFEMP addresses each part of Condition C19 in the following sections:</p> <p>i) Section 5.2.2</p> <p>ii) Section 6.2</p> <p>iii) Section 6</p> <p>iv) Appendix 2</p> <p>v) Section 8</p> <p>vi) Section 7.3</p> <p>vii) Section 11</p> <p>viii) Section 8</p> <p>ix) Section 9.3</p>	Compliant

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	<ul style="list-style-type: none"> (vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; (vii) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts; (viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and (ix) include arrangements for community consultation and complaints handling procedures during construction. 			
C20	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	<ul style="list-style-type: none"> • Interview with Auditees 	Auditees confirmed there have been no inconsistencies between the consent and the CFEMP.	Not triggered
C21	<p>The CFEMP and any associated Sub-Plans should be revised:</p> <ul style="list-style-type: none"> a) at each key stage of the works; b) in response to future development consents; c) in response to major changes in site conditions or work methods; and d) in support of licence variations as necessary. 	<ul style="list-style-type: none"> • Waterloo OSD Project, Southern Precinct - Construction Framework Environmental Management Plan (CFEMP) Rev 01, dated 10/7/2024 • Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), RevJ 28/6/2024 • Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G RevD, dated 2/7/2024 • Waterloo Over Station Development Construction 	The CFEMP and Sub-plans were revised in July 2024 to incorporate the Southern Precinct MOD3 The Department acknowledged receipt of the revised Plans and approved the CNVMP.	Compliant

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		Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 <ul style="list-style-type: none"> Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024 Interview with Auditees 		
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN				
C22	Prior to the commencement of any earthwork or construction, the Applicant shall: <ul style="list-style-type: none"> a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority, or b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. The CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the Certifying Authority. The Sub-Plan must include: <ul style="list-style-type: none"> (i) identification of the specific activities that will be carried out and associated noise sources at the premises; (ii) identification of all potentially affected sensitive residential receiver locations 	<ul style="list-style-type: none"> Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), Rev1 8/7/2024 DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 C22_Post Approval Form_20230116 213655 (SSD-10437-PA-9) Construction Noise and Vibration Management Plan, dated 16/1/2023 	a) N/A b) CNVMP, RevH 28/4/2023 sighted. The CNVMP was submitted to DPE on 16/1/2023, prior to construction commencement. The CNVMP RevH, Reference PA-9 was approved by the Department on 18/5/23. McKenzie Notice of Commencement (NOC) refers to CNVMP as per Consent Condition C22 prepared by John Holland dated 13 January 2023 (Item 39) (evidence of submission to the Certifier). <ul style="list-style-type: none"> i) Section 1 & 5.4 ii) Section 2.2 iii) Section 3, 3.2 & 3.3 iv) Section 4 v) Section 5 & 7 vi) Section 8 vii) Section 8, 8.4 & Appendix A viii) Section 8 ix) Section 5.2 x) Section 8.4, Appendix D xi) Section 8.7 xii) Section 8.4 xiii) Section 8.6 	Compliant

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	<ul style="list-style-type: none"> <li data-bbox="485 363 940 464">(iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS <li data-bbox="485 472 940 602">(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 <li data-bbox="485 610 940 813">(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; <li data-bbox="485 821 940 976">(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 data-bbox="485 984 940 1114">(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 data-bbox="485 1122 940 1268">(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 		<ul style="list-style-type: none"> <li data-bbox="1415 354 1640 378">xiv) Section 6 & 8 <li data-bbox="1415 380 1619 404">xv) Section 8.8 <li data-bbox="1415 406 1619 430">xvi) Section 8.5 <p data-bbox="1371 467 1745 646">Waterloo Metro Quarter Over Station Development – Southern Precinct Construction Noise and Vibration Management Plan (CNVMP), Rev1 28/6/2024 and verified to include provision for the MOD-3 extended construction hours.</p>	

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	<p>provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p> <p>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</p> <p>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p> <p>(xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan;</p> <p>(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(xiii) measures to monitor noise performance and respond to complaints;</p> <p>(xiv) measures to reduce noise related impacts associated with offsite vehicle</p>			

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	<p>movements on nearby access and egress routes from the site;</p> <p>(xv) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p> <p>(xvii) amendments and updates in relation to the approved extended construction hours in Condition D5 including inclusion of the noise management strategies identified in Section 8 of the Construction Noise and Vibration Impact Assessment for OOH Works dated 15 May 2024 prepared by Stantec.</p> <p>c) prior to carrying out any works under Conditions D5(c) to (f), an amended Construction Noise and Vibration Management Sub-Plan (CNVMP) must be prepared, and a copy submitted to the satisfaction of the Planning Secretary and a copy be submitted to the Certifying Authority. The Amended Sub-Plan shall incorporate procedures for:</p> <p>(i) a program of regular, no less frequent than monthly intervals, of attendant noise monitoring at the identified noise sensitive receivers during extended construction hours approved under Condition D5</p>			

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	<p>(ii) an additional long-term noise monitor to be installed at the southern end of the construction site as identified in Figure 4 of the Construction Noise and Vibration Impact Assessment for OOH Works dated 15 May 2024 prepared by Stantec</p> <p>(iii) the results of the above attendant and long-term monitoring shall be used by the project environmental representative to identify all feasible measures to reduce noise related impacts of these works. Records of the monitoring and response by the acoustic consultant and project team, as well as complaints register and response, are to be provided to the Planning Secretary upon request.</p>			
AIR QUALITY MANAGEMENT SUB-PLAN				
C23	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. The AQMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p>	<ul style="list-style-type: none"> Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G Rev00, dated 9/3/2023 DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 	<p>a) N/A</p> <p>b) AQMP Rev00, dated 9/3/2023 sighted. McKenzie Notice of Commencement (NOC) refers to AQMP RevC as per DA Condition C23 prepared by JBS&G dated 3 February 2023 (Item 35) (evidence of submission to the Certifier). NOC also refers to DPE Submission of AQMP (Item 60). The AQMP was submitted to DPE for approval on 3/2/2023, prior to construction commencement.</p>	Compliant

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	<ul style="list-style-type: none"> (i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods); (ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour); (iii) mission statement; (iv) dust and VOCs/odour management strategies consisting of: <ul style="list-style-type: none"> • objectives and targets; • risk assessment; • suppression improvement plan. (v) monitoring requirements including assigning responsibility (for all employees and contractors); (vi) communication strategy; and (vii) system and performance review for continuous improvements. 	<ul style="list-style-type: none"> • C23-C25_Post Approval Form_20230203 040251 (SSD-10437-PA-4), Air Quality Management Sub-Plan, dated 3/2/2023 	<p>The AQMP Rev00, Reference PA-4 was approved by the Department on 18/5/23.</p> <ul style="list-style-type: none"> i) Sections 2-7 ii) AQMP01, Appendix B iii) Section 1.3 iv) Section 5.3 & AQMP01, Appendix B v) Section 5.4 vi) AQMP07, Appendix B vii) AQMP08, Appendix B 	
C24	The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	<ul style="list-style-type: none"> • Waterloo OSD Project – Southern Precinct Air Quality Management Plan (AQMP), JBS&G RevD, dated 2/7/2024 	Refer AQMP Section 5.3 & AQMP01, Appendix B.	Compliant
C25	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<ul style="list-style-type: none"> • Reactive Air Quality & Odour Management Plan (RAQOMP) 	Refer AQMP AQMP04, Appendix B.	Compliant

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CONSTRUCTION WASTE MANAGEMENT SUB-PLAN				
C26	<p>Prior to the commencement of any earthwork or construction, the Applicant shall:</p> <p>a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority, or</p> <p>b) prepare a Construction Waste Management Sub-Plan (CWMP) for the development, independent of the CWMP approved with the CSSI station works. The CWMP must be submitted to the Planning Secretary for approval and a copy provided to the Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(i) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>(ii) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>(iii) procedures for minimising the movement of waste material around the site and double handling;</p> <p>(iv) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour;</p> <p>(v) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</p>	<ul style="list-style-type: none"> Waterloo OSD – Southern Precinct Construction Waste Management Plan (CWMP), Rev01, dated 10/7/2024 DPE CEMP & Sub-Plan Approval Letter, (Approval of Plan Strategy or Study_18052023_025010.pdf) RE: C2S Waterloo OSD Southern CFEMP Package, dated 18/5/23 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 C26_Post Approval Form_20230202214737 (SSD-10437-PA-12) (CWMP Submission to DPE), dated 2/2/23 	<p>a) N/A</p> <p>b) CWMP Rev00, dated 17/1/2023 sighted. McKenzie Notice of Commencement (NOC) refers to CWMP prepared by John Holland dated 17 January 2023 (Item 41) Post Approval Form for Consent Condition C26 prepared by NSW DPE (Item 61) (evidence of submission to the Certifier). The CWMP was submitted to DPE on 2/2/23 prior to the commencement of construction. The CWMP Rev A, Reference PA-12 was approved by the Department on 18/5/23.</p> <p>i) Section 5.4.2</p> <p>ii) Section 5.5.2</p> <p>iii) Section 5.5.1, 5.5.2, 5.8, 5.9</p> <p>iv) Section 5.4.2</p> <p>v) Section 5.8 & 5.9</p> <p>vi) Section 5.9</p> <p>vii) Figure 4, Figure 5, Section 5.7</p> <p>viii) Section 5.4.2</p>	Compliant

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	(vi) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; (vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> a traffic plan showing transport routes within the site; a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and the name and address of each licensed facility that will receive waste from the site (if appropriate). 			
CONSTRUCTION PARKING				
C27	Prior to the commencement of construction, the Applicant must submit to the Certifying Authority evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	<ul style="list-style-type: none"> Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 Letter from PTC (Traffic Engineer) RE: Condition C27 Construction Parking, SSD 10437 dated 24 March 2023 	Letter from PTC (Traffic Engineer) confirms the CPTMP addresses Condition C27 of SSD 10437 and provides examples. The letter states <i>“If the requirements of the CPTMP are met by John Holland and all site personnel and contractors, it is expected that construction traffic associated with the development will not utilise on-street parking or public parking facilities”</i> . McKenzie Notice of Commencement (NOC) refers to Letter regarding DA Condition C27 prepared by PTC dated 24 March 2023 (Item 49) (evidence of submission to the Certifier).	Compliant

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BARRICADE PERMIT				
C28	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	<ul style="list-style-type: none"> Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 01 Water Filled Barriers Botany Road - TA.2023.864 02 Layback Wellington Street - TA.2023.832 03 Layback Botany Road - TA.2023.960 City of Sydney Temporary Works Approval TA/2023/864, dated 1/6/23 (Approval from 5/6/23-24/6/23) City of Sydney Temporary Works Approval TA/2023/832, dated 14/6/23 (Approval from 19/6/23-17/1/23) City of Sydney Temporary Works Approval TA/2023/960, dated 14/6/23 (Approval from 31/7/23-4/9/24) 83 Botany Rd, Parking lane and footpath Night ROL 9/10/2023 83 Botany Rd, Parking lane and footpath Night ROL 10/9/2023 CoS Temp Works Approval, 140-150 Cope Street Water Barriers to 15/3/2025, dated 11/2/2025 	<p>Barricade permits had been obtained for various construction activities including:</p> <ul style="list-style-type: none"> Water Filled Barriers Botany Road between Raglan St & Wellington St Layback Wellington Street Layback Botany Road <p>City of Sydney Temporary Works Approvals sighted as evidence. Various ROLs were sighted as evidence of compliance with Condition C28 and related to temporary closure of parking lanes and the footpath at 83 Botany Road from Aug-Oct 2023.</p> <p>Temporary Works Permits had been obtained for works on Wellington Street and included:</p> <ul style="list-style-type: none"> Lane closure Footpath closure Hoist permit (for transformer to be lifted into the building) Pedestrian diversion <p>Temporary Works Approvals were active for the installation of water barriers on Wellington Street between Botany Road and Cope Street and included.</p>	Compliant

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		<ul style="list-style-type: none"> CoS Temp Works Approval, 150 Cope Street Water Barriers to 4/3/2025, dated 3/2/2025 CoS Temp Works Approval, 150 Cope Street Water Barriers to 11/2/2025, dated 5/12/2024 CoS Temp Works Approval, 150 Cope Street Water Barriers to 11/2/2025, dated 5/12/2024 		
HOARDING				
C29	<p>Unless already carried out under CSSI 7400 for the relevant street frontages and duration of the development, a separate application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <p>a) architectural, construction and structural details of the design as well as any proposed artwork</p> <p>b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</p>	<ul style="list-style-type: none"> Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 18/8/2024 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 CoS Hoarding Permit Application No. B/2023/187, Approval Date 11/8/2023 (Approval from 21/8/23-29/4/24), Type B Hoarding, Botany Rd & Wellington Street CoS Hoarding Works Approval – B/2023/187, dated 18/8/23 CoS Hoarding Certification (Structural), 49 Botany Road, B-Class hoarding, Approved, 1/2/2024 CoS Hoarding Certification (Structural) Permit No. B/2023/187/1/B, 49 Botany 	<p>Hoarding has been installed on the Botany Road and Wellington Street Frontages.</p> <p>An application under section 138 of the <i>Roads Act 1993</i> was made to City of Sydney Council to erect a B Class hoarding on a public road.</p> <p>McKenzie Notice of Commencement (NOC) refers to Letter regarding DA Condition C29 Hoarding prepared by John Holland dated 23 January 2023 (Item 30) (evidence of submission to the Certifier).</p> <p>Hoarding Certification (Structural), 49 Botany Road sighted, sighted dated 4/2/2025.</p>	Compliant

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		Road, B-Class hoarding, Approved, 4/2/2025		
C30	Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.	<ul style="list-style-type: none"> EA & Associates Inspection certificate – Class A Hoarding, 83 Botany Road Waterloo, dated 16/12/2023 City of Sydney Council Hoarding & scaffolding inspection & certification, dated 16/12/2023 Command Pacific Consulting Engineers, Inspection Certificate – various A & B-Class Hoardings, 83 Botany Road, dated 1/2/2024 	<p>Hoarding has been installed on the Botany Road and Wellington Street Frontages.</p> <p>A-Class hoarding was erected at 83 Botany Road and inspection certificates sighted, dated 16/12/2023.</p> <p>An inspection certificates for various A & B-Class Hoardings was sighted, dated 1/2/2024.</p> <p>Hoarding Permit Application, Works Approval from City of Sydney Council and Structural Works Inspection Certificate sighted.</p>	Compliant
MECHANICAL VENTILATION				
C31	All mechanical ventilation systems must be installed in accordance with the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 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"> WMQ Southern CC4 Services and Fitout (Southern), McKenzie Group, dated 25/1/2024 	N/A	Not triggered
OUTDOOR LIGHTING				
C32	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design	Noted	No permanent outdoor lighting installed. To be satisfied with CC6 – public domain.	Not triggered

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	requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			
AIRSPACE PROTECTION				
C33	The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSY-CA-146.	<ul style="list-style-type: none"> C33_Controlled Activity Commencing YSY-CA-146, dated 13/3/2023 Interview with Auditees Site inspection 	Email to Airservices, dated 13/3/2023 advises that a controlled activity will be commencing on 20/3/2023. Controlled activity reference is YSY-CA-146. Email was within 3 day timeframe as required by Condition C33.	Compliant
C34	Separate approval must be sought under the <i>Airports (Protection of Airspace) Regulations 1996</i> for any construction equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the <i>Airports (Protection of Airspace) Regulations</i> . Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.	<ul style="list-style-type: none"> C33_Controlled Activity Commencing YSY-CA-146, dated 13/3/2023 DITRDCA, Crane Operation Approval TC4, dated 12/5/2023 DITRDCA, Crane Operation Approval TC5, dated 12/5/2023 Interview with Auditees Site inspection 	Email to Airservices, dated 13/3/2023 notes that cranes will be erected later in the year, and approval will be sought in alignment with SSDA 10437 condition C34. Department of Infrastructure, Transport, Regional Development, Communication and the Arts, Decision under the <i>Airports (Protection of Airspace) Regulations 1996</i> , dated 12/5/2023 sighted. Approval for Crane Operation – Luffing Tower Crane (TC4). DITRDCA Decision under the <i>Airports (Protection of Airspace) Regulations 1996</i> , dated 12/5/2023 sighted. Approval for Crane Operation – Luffing Tower Crane (TC5).	Compliant
PUBLIC LIABILITY INSURANCE				
C35	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	<ul style="list-style-type: none"> Interview with Auditees McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 JHG Public & Completed Operations/Products Liability 	Evidence provided from JHG states WLD is covered by Sydney Metro's Public and Products Liability Insurance. McKenzie Notice of Commencement (NOC) refers to Email Correspondence regarding Consent Condition C35	Compliant

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		Certificate, Marsh, Exp 30/4/2025 <ul style="list-style-type: none"> John Holland Email to M. Burge CoS Council RE Public and Products Liability Certificate TfNSW Sydney Metro City Southwest, dated 15/12/2023 	prepared McKenzie Group Consulting (NSW) dated 30 November 2022 (Item 15) & Email Correspondence Regarding DA Condition C35 Public Liability Insurance prepared by John Holland dated 15 December 2022 (Item 16) (evidence of submission to the Certifier). PL Insurance Certificate sighted, Exp 30/4/2025. Evidence of submission to Council, dated 15/12/2023 sighted (prior to commencement of Construction).	
REMEDATION – UNEXPECTED FINDS PROTOCOL				
C36	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The 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"> Soil and Water Management Procedure (CEMP Appendix 5) Interim Audit Advice Letter No.2 Review of UFP prepared by Ramboll dated, 11 January 2023 McKenzie Group Southern Precinct 10437 Notice of Commencement, 21/4/2023 Interview with Auditees 	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 Ramboll, dated 11/1/2023 and included the review and endorsement of the UFP by EPA accredited site auditor 1505 Tom Onus. McKenzie Notice of Commencement (NOC) SSD 10437, Item 33 Interim Advice, makes reference to the review and endorsement of the UFP, evidence of submission to the Certifier.	Compliant
REMEDATION – SITE AUDITOR				
C37	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site	<ul style="list-style-type: none"> Interview with Auditees Ramboll Interim Audit Advice Letter No.1 Auditor Engagement 	Ramboll Interim Advice confirms Tom Onus, NSW Environmental Protection Authority (EPA) accredited Contaminated	Compliant

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	Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to independently review the implementation and validation of the remediation works.	<ul style="list-style-type: none"> and Contamination Audit Process, dated 21/11/2022 C37_Post Approval Form_20221122 001331 (SSD-10437-PA-5), Site Auditor Evidence of Engagement, dated 22/11/2022 	Sites Auditor, has been engaged by WL Developer Pty Ltd (WL Developer) to conduct an Audit (TO-103) under the NSW <i>Contaminated Land Management Act 1997</i> (CLM Act) for the Waterloo Metro Quarter development located at 49 Botany Road, Waterloo ('the site'). Evidence of submission of auditor engagement to DPE sighted, dated 22/11/2022 (prior to the commencement of earthwork or remediation works).	
C38	The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	<ul style="list-style-type: none"> JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 Interview with Auditees 	The majority of remediation works are complete however remaining landscaped materials imported to the site are required to be assessed in accordance with the RAP are left to be installed. Refer D27 for evidence of RAP implementation.	Compliant
REMEDATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT				
C39	Upon completion of the remediation works and prior to the completion of the structure within the land affected by contamination as identified in Figure 3 - Southern Precinct of the Contaminated Sites Strategy Report prepared by Douglas Partners dated 30 September 2020, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.	<ul style="list-style-type: none"> Interview with Auditees JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 	Remediation works were not yet complete at the time of the audit. Remediation is understood to be limited to the verification of imported materials for landscaping.	Not triggered
REMEDATION – VALIDATION REPORT				
C40	Within one month following the completion of the remediation works for the development, a Remediation Validation Report (RVR) must be submitted to the Planning	<ul style="list-style-type: none"> Interview with Auditees 	Remediation works were not yet complete at the time of the audit.	Not triggered

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	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"> JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 	Remediation is limited to the verification of imported materials for landscaping. Auditees advised the Remediation Validation Report (RVR) was being prepared at the time of the audit.	
PART D DURING CONSTRUCTION				
APPROVED PLANS TO BE ONSITE				
D1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at 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"> Site inspection 	Approved plans were available on site.	Compliant
SITE NOTICE				
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"> 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; the notice is to be durable and weatherproof and is to be displayed throughout the works period 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 	<ul style="list-style-type: none"> Site inspection 	A Site Notice was displayed on the hoarding at the Botany Road access and was compliant with Condition D2.	Compliant

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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.			
HOURS OF CONSTRUCTION				
D3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 7:30am and 6pm, Saturdays.</p>	<ul style="list-style-type: none"> • CNVMP, Section 5.2.2 • CNVMP, RevJ, Section 1, 6/12/2023 • Interview with Auditees • Project Induction – DA hours included • Pre-Start – DA hours included • Site inspection • DPHI Warning Letter SSD 10437, dated 14/2/2024 • SSD 10437 MOD-3, dated 3/7/2024 	<p>Approved construction hours are written into subcontractor contracts and included in project induction material.</p> <p>Condition D3 is enforced by JHG Supervisors during regular communication with contractors and subcontractors.</p> <p>There have been no instances of work outside of approved hours during the audit period.</p> <p>An application for MOD-3 was approved by the Department on 3/7/2024. MOD-3 includes additional allowance for out of hours work (OOHW), beyond that allowed under SSD 10437 Conditions D5 and D6, i.e.:</p> <ul style="list-style-type: none"> • Extension of general construction works on Saturdays between 3:30pm to 6pm. • Concrete pours or finishing works may finish after 6pm and no later than 10pm on up to 2 occasions per calendar month. • Crane dismantling between 8am and 5pm on Sunday for a maximum of two Sundays over the duration of the project • Internal fit-out and services works: 24 hours once façade is installed. 	Compliant

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D4	Except as permitted in Condition D5 no work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> • CNVMP, Section 5.2.2// • Interview with Auditees • Project Induction – DA hours included • Pre-Start – DA hours included • Notice displayed on the site hoarding (verified on site) 	<p>Approved construction hours are written into subcontractor contracts and included in project induction material.</p> <p>Condition D4 is enforced by JHG Supervisors during regular communication with contractors and subcontractors.</p> <p>There have been no instances of work outside of approved hours during the project under Condition D4.</p>	Compliant
D5	<p>Work/Activities may be undertaken outside of these hours if required the hours specified in Conditions D3 and D4 under the following circumstances:</p> <p>a) If required by the Police or a public authority for the delivery or removal of vehicles, plant or materials; or</p> <p>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm, or</p> <p>c) If a relevant utility service operator has advised the Applicant in writing that carrying out the works and activities would result in a high risk to the operation and integrity of the utility network, or</p> <p>d) concrete pours or finishing works may finish after 6pm and no later than 10pm Monday to Friday on a maximum of two occasions per calendar month, or</p> <p>e) hoist and crane climbing or dismantling between 8am and 5pm on Sunday for a maximum of two Sundays over the duration of the project where it can be demonstrated that the work cannot be undertaken during the standard construction hours in Condition D3, or</p> <p>f) internal fit-out and services installation/commissioning up to 24 hours a day</p>	<ul style="list-style-type: none"> • CNVMP, Section 5.2.2 • Interview with Auditees • WLD Complaints Register • JHG email to DPE RE: Waterloo MQD - SSD 10437 - Condition D5, dated 16/8/2023 • CNVMP Approval, dated 9/3/3024 • SSD 10437 MOD-3, dated 3/7/2024 • D5 (e) – Crane Climbing 8/12/24 • D5 (d) – Concrete pour 29/01/2025 • D5 (f) – Internal Fitout 20/08/2025 – 14/02/2025 • JHG OOHW Permit for works on 9/7/2025 6pm-10pm (Concrete Pour & Finishing Works), dated 9/7/2024 • JHG OOHW Permit, Internal Fitout, dated 20/1/2025 • Project update – Waterloo Over Station Development, January 2025 	<p>a) There were no OOHW required by the Police or a public authority during the audit period.</p> <p>b) There were no emergency works conducted during the audit period.</p> <p>c) N/A.</p> <p>d) A concrete pour was conducted OOH on 29/1/2025 and extended beyond 6pm. The works were allowable under the MOD-3 approval Condition D5(d) which allows concrete pours M-F until 10pm on 2 occasions per calendar month. A notification was issued to the resident (via January 2025 Project update) prior to the works occurring (including reference to the new approved working hours), and the CNVMP (MOD-3) was approved prior to the OOHW occurring (CNVMP approval dated 9/7/2024). Verification noise monitoring was conducted on 29/1/25 at 130 Wellington Street at 18:45. An exceedance in the NML was recorded but was deemed to be related to heavy</p>	Compliant

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	(excluding Sunday and public holidays) behind a closed facade capable of achieving a minimum of 30dB(A) noise reduction from the equipment used and subject to the use of the goods lifts only.	<ul style="list-style-type: none"> Noise Monitoring tracker_ Sep24-Feb25 	<p>traffic on Botany Rd/Wellington St (55-65dB) and not a result of site works.</p> <p>e) A notification for crane climbing OOH on Sunday 8/12/2024 was issued via letterbox drop on 7/12/2024. The OOH were not actually required as all the works were complete on the Saturday.</p> <p>f) Internal fit-out works were undertaken OOH from 20/8/2024-14/2/2025. The associated OOHW Permit was sighted.</p>	
D6	<p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p> <p>Activities permitted in Condition D5 are subject to the following:</p> <p>a) Notification of such activities must be given to affected receivers before undertaking the activities or as soon as is practical afterwards.</p> <p>b) Prior written agreement must be obtained from the owners/operators/administration of the Waterloo Congregational Church, including provisions for:</p> <ol style="list-style-type: none"> scheduling noisy activities during times that are outside of church services direct contact information for site foreperson for any concerns or complaints that arise during extended construction hours implementation of adjustments, including consideration of ceasing works, to construction methodologies and/or implementation of additional noise and vibration control measures to accommodate the Church's needs 	<ul style="list-style-type: none"> Sydney Metro Notification – Waterloo Station, August 2023 – Wellington Street temporary road closure CNVMP, Section 5.2.2 WLD Complaints Register Interview with Auditees Email from WLD to Waterloo Congregational Church (WCC) RE: Extension of Construction Hours, dated 11/7/2024 & WCC response, dated 18/7/2024 WLD Meeting Minutes: Waterloo Congregational Church - Update/Briefing, dated 17/4/2024 JHG OOHW Permit, Internal Fitout, dated 20/1/2025 Project update – Waterloo Over Station Development, January 2025 Noise Monitoring tracker_ Sep24-Feb25 	<p>(a) Notification of the concrete pour on 21/1/2025 was issued to surrounding residents via the January 2025 Project update.</p> <p>(b) Community Agreement with the church is in place. Final stage of getting approval for works in kind to integrate the church into the precinct. Landscaping etc. This would be implemented upon completion of Building 3.</p> <p>(c) A complaint was received about the noisy works after 10pm but was not related to the OOH concrete pour described in (a).</p> <p>A Community Agreement with the Waterloo Congregational Church (WCC) was established as part of the MOD-3 approval. On 11/7/2024 WLD emailed WCC to advise of MOD-3 extended hours as approved and details an agreement: including:</p>	Not triggered

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	<p>c) Should noise complaint(s) be received and the complaint(s) be confirmed as connected with a non-compliance with Condition D5 and/or D6 after being substantiated by the Department's Compliance Team, the construction work occurring during extended construction hours in Condition D5 above must cease and may not recommence until:-</p> <p>i) compliance with the conditions of consent has been established;</p> <p>ii) compliance with the relevant noise management and mitigation measures identified in the Construction Noise and Vibration Management Sub-Plan (CNVMP) prepared under Condition C22 has been established; and</p> <p>iii) it can be satisfactorily demonstrated to the Planning Secretary that any additional management and mitigation measures, as recommended by a qualified acoustic consultant, have been fully implemented.</p> <p>The Planning Secretary may suspend the works within the extended hours under Condition D5 if substantiated complaints are received and are not resolved to the satisfaction of the Planning Secretary.</p>		<ul style="list-style-type: none"> - WLD to schedule noisy activities during times that are outside of church services - WLD to provide direct contact information for site foreperson for any concerns or complaints that arise during extended construction hours - WLD will carry out implementation of adjustments, including consideration of ceasing works, to construction methodologies and/or implementation of additional noise and vibration control measures to accommodate the Church's needs <p>On 18/7/2024 WCC responded agreeing to the proposed agreement. Meeting minutes were presented as evidence of ongoing consultation with WCC. Minutes dated 17/4/2024 outline proposed 'Works in Kind' and Construction schedule. The project was in the final stage of getting approval for 'works in kind' to integrate the church into the precinct, which would mainly involve landscaping.</p>	
D7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9am to midday, Monday to Friday;</p> <p>b) 2 pm to 5pm Monday to Friday; and</p> <p>c) 9am to midday, Saturday.</p>	<ul style="list-style-type: none"> • CNVMP, Section 5.2.2 • Interview with Auditees • Project induction • Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023 	<p>Auditees advised there were no highly intensive noisy works undertaken within the audit period.</p> <p>D7 requirements are documented in the site induction and enforced by JHG Supervisors.</p>	Compliant

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SAFework REQUIREMENTS				
D8	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> Site inspection Interview with Auditees 	<p>A traffic controller is placed at vehicle access gates during working hours.</p> <p>Sign-on upon entry is required and was implemented during the inspection.</p> <p>Turnstile gates at site entry which required swipe card for all Site access (Damstra), and security guards where required.</p>	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
D9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<ul style="list-style-type: none"> CFEMP, Section 12.1 & Appendix 6 Interview with Auditees 	<p>No reportable incidents are known to have occurred during the audit period.</p> <p>No minor environmental incidents, e.g. spills have been reported within the audit period.</p>	Not triggered
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"> CFEMP, Section 12.1 & Appendix 6 Interview with Auditees 	Auditees confirmed no incidents triggering DPE notification have occurred.	Not triggered
NON-COMPLIANCE NOTIFICATION				
D11	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> CFEMP, Section 12.1 & Appendix 6 Interview with Auditees 	Auditees confirmed no Non-Compliances have been raised during the audit period.	Not triggered
D12	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-	<ul style="list-style-type: none"> CFEMP, Section 12.1 & Appendix 6 Interview with Auditees 	As per D11.	Not triggered

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	compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			
D13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> CFEMP, Section 12.1 & Appendix 6 Interview with Auditees 	Noted	Not triggered
IMPLEMENTATION OF MANAGEMENT PLANS				
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by Part B of this consent are implemented during construction.	<ul style="list-style-type: none"> Refer CEMP & Sub-plan checklist 	<p>A CEMP & Sub-plan checklist has been prepared at the end of this Audit Table to verify compliance with selected mitigation measures.</p> <p>No NCs were identified. One Observation was raised in relation to the management of wastewater.</p>	Compliant
CONSTRUCTION NOISE LIMITS				
D15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> Waterloo Metro Quarter Over Station Development – Southern Construction Noise and Vibration Management Plan (CNVMP), RevH 22/5/2023 Site Hive noise data summary Sept 2024-Feb 2025 JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025 – WSD Attended Noise Monitoring 	<p>Mitigation measures in place at the site include:</p> <ul style="list-style-type: none"> Hoarding around the site boundary Site Hives for continuous (unattended) noise and dust (PM₁₀) monitoring in place Attended noise monitoring is conducted monthly (at the site of most activity, mainly around Wellington Street), in the event of a complaint, and for any new noise generating activity. 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. 	Compliant

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			<p>There have been no known exceedances with predicted noise levels identified during attended or unattended noise monitoring that could be attributed to the project. A summary of Site Hive noise data was provided as evidence for the period Sept 2024-Feb 2025 and showed no construction-related exceedances.</p> <p>WLD advised noise blankets have been erected during concrete pours on Wellington Street to reduce noise and visual impacts to sensitive residents on Wellington Street. Photo sighted.</p> <p>Higher B-Class hoarding has been installed along Wellington Street up to almost 5m.</p> <p>Façade has now been installed so provides noise mitigation during fit-out works.</p> <p>Observation 1: During the site inspection gaps were observed between noise blankets installed between the work site and residents on Wellington Street.</p> <p>Recommendation: Noise blankets should be connected together with no gaps to maximise effectiveness as per manufacturer's specifications.</p>	
D16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding areas outside of the construction hours of work outlined under condition D3.	<ul style="list-style-type: none"> • CNVMP, Section 8.5 • Pre-Start Meeting Record, 8/3/2024 • Interview with Auditees • Interview with Site Manager 	<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</p>	Compliant

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			<p>instruction for the management and arrival of concrete trucks (updated pre-start copy to be provided), e.g. “<i>all deliveries as per the veyor bookings</i>”. A laminated poster was also posted on site and displays the approved SSD working hours.</p> <p>JHG were controlling traffic at the time of the audit site inspection. Veyor is used to manage deliveries and truck movements to the site. The Veyor process is managed by the Logistics Foreman. All subcontractors must book into the Veyor system. All deliveries need to be approved by the Site Manager or their delegate prior to starting their journey to the site. Applies also to cranes and all items of plant.</p> <p>No construction vehicles are known to have arrived at the site out of approved hours during the audit period.</p>	
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> • CNVMP, Section 8.1.1 • Interview with Auditees • Pre-Start Meeting Record, 18/10/2023 • Pre plant acceptance checklists 	<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 pre-plant acceptance checklist includes requirement for “<i>non-tonal movement alarms to be fitted for all plant on site</i>”.</p>	Compliant
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the	<ul style="list-style-type: none"> • CNVMP, Section 4.1 & 8.1.2 • Interview with Auditees • Project induction, sighted 18/10/2023 	<p>Condition D18 is addressed in the CNVMP, Section 4.1.</p> <p>Noise mitigation measures have been implemented to limit noise impact to date by erecting noise blankets between the</p>	Compliant

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	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"> JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, March-August 2024 	<p>work site and residents on Wellington Street. Formwork system has been modularised to reduce the amount of hammering etc. required for the build. Noise blankets are also utilised around noisy equipment, e.g. concrete hoppers as required.</p> <ul style="list-style-type: none"> Attended noise monitoring is conducted monthly (at the site of most activity, mainly around Wellington Street), in the event of a complaint, and for any new noise generating activity. 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>A snapshot of the noise tracker was provided for review during the audit. There were no exceedances of worst case predicted noise levels that could be attributed to the project during the audit period.</p> <p>Agreed respite times are documented in the site induction 9am-12pm (12-2pm respite), & 2-5pm.</p>	
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> CNVMP, Section 8.6 Interview with Auditees Complaints Register: OSD Complaint Report.xlsx (wisd.com.au) JHG Environmental Monitoring Tracker – Snapshot – Noise 	<p>Condition D19 is addressed in the CNVMP, Section 8.6.</p> <p>One complaint was received from a resident on Wellington Street during the audit period on 21/1/2025. The complaint was regarding concerns about noise occurring after 10.00pm and noise from workers before 7.00am. An investigation</p>	Compliant

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		Monitoring, Sept 2024 – Feb 2025	<p>was undertaken by the Stakeholder and Community Manager and found that all work activities had ceased by 10pm, and all workers had left the site. Workers were given a toolbox talk about noise regulations before 7am and outside of working hours. Additionally, an early start Foreman was assigned to the Wellington Street site to ensure no noise occurs before 7am.</p> <p>There have been no exceedances in attended or unattended noise monitoring identified to date, as evidenced in the JHG Environmental Monitoring Tracker (data for Sept 2024 – Feb 2025 reviewed).</p>	
VIBRATION CRITERIA				
D20	<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"> • CNVMP, Section 7.1 • Interview with Auditees • Complaints Register • JHG Environmental Monitoring Tracker – Vibration, Sept 2024-Feb 2025 	<p>Condition D20 is addressed in the CNVMP, Section 7.1.</p> <p>Continuous (unattended) vibration monitors have been placed in the church (south side) and the station box. Continuous vibration monitoring data indicates no exceedances related to construction activities.</p> <p>The station box vibration monitor was removed after excavation was complete. There were no vibratory activities, and no attended vibration monitoring undertaken during the audit period.</p> <p>An alert is issued via text message via SiteHive in the event of an exceedance in vibration criteria.</p>	Compliant

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			<p>Vibration criteria has been adopted as 5mm/s for the church (southern church wall is on the project boundary, and about 6m from the nearest pile).</p> <p>Vibration criteria has been adopted as 20mm/s for the Sydney Metro station box.</p> <p>Construction vibration criteria is set out in the NVMP, Section 4.2.</p> <p>There was one complaint received during the reporting period, which was not related to vibration.</p> <p>Post-IA1, the CNVMP was updated to Rev1 to revise vibration criteria for heritage listed structures including the Cauliflower Hotel and residences at 122-134 Wellington Street.</p> <p>CNVMP Rev1 was approved by DPHI on 9/7/2024.</p>	
D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the amended CNVMP applicable to the CSSI approval (CSSI 7400) or the project specific CNVMP required by condition B51.	<ul style="list-style-type: none"> • CNVMP, Section 8.2.2 • Interview with Auditees • Stantec Attended Construction Vibration Assessment Summary Report, 24/10/2023 • Complaints Register • Interview with Auditees • Environmental Monitoring Tracker – Vibration, Sept 2024-Jan 2025 	<p>Condition D21 is addressed in the CNVMP, Section 8.2.2 (long term monitoring is recommended at the Waterloo Congregational Church during the use of the vibratory roller).</p> <p>There were no vibratory compactors or rollers in use during the audit period.</p> <p>A Vibratory Roller was previously used from 13/7/23 – 27/7/23 to construct the piling pad in the Southern precinct. Compliance with Condition D21 in relation to the vibratory roller was assessed in IA1.</p>	Compliant

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AIR QUALITY				
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"> exposed surfaces and stockpiles are suppressed by regular watering; all trucks entering or leaving the site with loads have their loads covered; trucks associated with the development do not track dirt onto the public road network; public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces 	<ul style="list-style-type: none"> Waterloo OSD Project Southern Air Quality Management Plan (AQMP), JBS&G Rev00, dated 9/3/2023 AQMP, AQMP01 Interview with Auditees Site inspection 	<p>Controls as per Condition D22 are addressed in the AQMP, AQMP01.</p> <p>The project was compliant with Condition D22 during the site inspection.</p> <p>There were no stockpiles present on site. Building 3 (Student Housing) was up to Level 21 of 23 and Building 4 (Social Housing) was up to Level 10 of 10 with fit-out ongoing. There were no exposed surfaces remaining on the site. The majority of the site surface was hardstand and structure.</p> <p>Spoil load-out for the project was complete.</p> <p>Public roads in the vicinity of the site were clean, with a street sweeper observed during the site inspection.</p> <p>Localised dust suppression was implemented as required, Works were predominantly limited to within the structure with fit-out of apartments commenced.</p>	Compliant
EROSION AND SEDIMENT CONTROL				
D23	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils &</p>	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks, Rev13, dated 18/2/2025 Interview with Auditees Site inspection 	<p>Required erosion and sediment controls have been set out in the Erosion and Sediment Control Plan (ESCP), prepared in accordance with the Blue Book.</p> <p>The ESCP notes that all surfaces within Building 3 & 4 boundary are stabilised with hardstand/concrete. Rainfall and surface water is not exposed to soil / spoil and therefore sediment laden water will</p>	Compliant

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	Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.		not be generated. Surface water is directed off the structure and will naturally flow through controls into the adjacent stormwater.	
DISPOSAL OF SEEPAGE AND STORMWATER				
D24	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_ Rev13, dated 18/2/2025 Letter from EPA RE: SSD 10438 and SSD 10437 disposal of water, dated 15/12/2021 Interview with Auditees Site inspection 	<p>There is no known requirement to discharge water from the Southern Precinct site due to no bulk excavation, and a Dewatering Management Plan (DWMP) is not required.</p> <p>Letter from EPA, dated 15/12/2021 states that EPA does not provide approval for the discharge of construction site water to stormwater, and that Council should be contacted as the Appropriate Regulatory Authority (ARA). Refer Condition D25.</p> <p>All surfaces within the Building 3 & 4 boundary were stabilised with hardstand / concrete. Rainfall and surface water is not exposed to soil / spoil and therefore sediment laden water is not expected to be generated. Surface water is directed off the structure and will naturally flow through controls into the adjacent stormwater. Refer to ERSED Plan.</p>	Not triggered
D25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_ Rev13, dated 18/2/2025 Interview with Auditees Site inspection 	<p>During IA1, surface water was predominantly being managed passively via absorption into the sandy substrate.</p> <p>During IA2, formwork had been laid, reducing the potential for rainwater to absorb into the soil. JHG advised water would be held in a sump and lift pit in the centre of the site and pumped to the</p>	Not triggered

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			<p>Water Treatment Plant (WTP) at SSD 10438 if required.</p> <p>During IA3 and IA4 all surfaces within Building 3 & 4 boundary were stabilised with hardstand / concrete. Rainfall and surface water is not exposed to soil / spoil and sediment laden water is not expected to be generated. Surface water is directed off the structure and will naturally flow through controls into the adjacent stormwater. Refer to ERSED Plan.</p> <p>Accumulated water running off Buildings 3 and 4 was previously being captured in lift shafts. Water has also been pumped and discharge to the SSD 10438 Basement WTP. The process has been reflected in the ESCP Revision 13.</p>	
D26	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i> .	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (ESCP) SEP_01 Waterloo Quarter OSD – Mainworks_ Rev13, dated 18/2/2025 Interview with Auditees 	Refer Condition D24 & D25.	Not triggered
REMEDIATION – ASBESTOS				
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> <p>a) <i>Work Health and Safety Regulation 2017</i>;</p> <p>b) <i>SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace</i> September 2016;</p>	<ul style="list-style-type: none"> CFEMP, Appendix 5 Unexpected Finds Procedure JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 Interview with Auditees Site inspection JHG VENM Spoil Summary March-April 2024 	<p>The Environmental Control Map (ECM) sets out soil and water procedures, including for contamination and asbestos.</p> <p>The unexpected finds procedure for contamination is set out in the CFEMP, Appendix 5 and Flowchart 7.1 of the RAP.</p> <p>WLD advised there was no asbestos encountered during the audit period.</p>	Compliant

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	<p>c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</p> <p>d) <i>Protection of the Environment Operations (Waste) Regulation 2014.</i></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., & Material transferred, reuse, recycled or disposed.</p> <p>Spoil records provided as evidence indicate no spoil was removed from the Southern Precinct during the audit period. There were 4 loads of VENM (sand) removed from the Building 3 site on 5/3/2024.</p>	
CONSTRUCTION TRAFFIC				
D28	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev11, 20/5/2024 CPTMP, Section 13 Pre-Start Meeting Record, 18/10/2023 D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023 Interview with Auditees Site inspection 	<p>Condition D28 requirements are set out in Section 13 of the CPTMP.</p> <p>A Pre-Start meeting record was provided as evidence and included instruction for “all deliveries as per the Veyor bookings”.</p> <p>A work zone had been established on Wellington Street. Approval of Works Zone, City of Sydney Council, sighted, dated 27/6/2023. CoS agreed to a 45m long Works Zone on Wellington Street. Allowable hours of use are 7am-6pm M-F & 7.30am-3.30pm Sat.</p>	Compliant
ROAD OCCUPANCY LICENCE				
D29	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> CPTMP, Section 13 Road Occupancy Licence (ROL) No. 2272882 (Botany Road X1 Lane Take Out – Deliveries Gate B1 & B2), dated 2/6/24-1/7/24 	<p>Condition D29 requirements are set out in Section 13 of the CPTMP.</p> <p>A suite of ROLs was provided as evidence as obtained from TfNSW Transport Management Centre for land</p>	Compliant

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		<ul style="list-style-type: none"> • Road Occupancy Licence (ROL) No. 2272900 (utility works), dated 2/6/24-2/7/24 • Road Occupancy Licence (ROL) No. 2272856 (Botany Road X1 Lane Take Out – Deliveries Gate B1 & B2), dated 2/6/24-2/7/24 • Road Occupancy Licence (ROL) No. 2272820 (6T Crane Lift “Internal Tower Crane Assistance (Cope Street)), dated 2/6/24-2/7/24 • Road Occupancy Licence (ROL) No. 2099006, dated 13/8/23-11/9/23 • Road Occupancy Licence (ROL) No. 2092246, dated 19/8/23-28/8/23 • Road Occupancy Licence (ROL) No. 2402778, Wellington St Work Zone, dated 7/2/25-7/3/25 • Road Occupancy Licence (ROL) No. 2402776, Wellington St Stop Slow, dated 3/2/25-3/3/25 • Road Occupancy Licence (ROL) No. 2402774, Botany Rd Southbound, dated 7/2/25-2/3/25 • Interview with Auditees • Site inspection 	<p>and road closures during the audit period. Associated Traffic Control Plans (TCPs) were attached. Lane and road closures have been required for hoarding installation and the temporary closure of Wellington Street during deliveries. Supporting TCPs showing detour routes were also sighted.</p> <p>A secondary loading zone was in place on Botany Road up to the church (Building 4).</p> <p>A work zone was in place on Wellington Street.</p>	
NO OBSTRUCTION OF PUBLIC WAY				
D30	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the	<ul style="list-style-type: none"> • CPTMP, Section 8.3 Traffic control • Interview with Auditees 	Condition D30 requirements are set out in Section 8.3 of the CPTMP.	Compliant

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	issue of a notice by the Planning Secretary to stop all work on site.	<ul style="list-style-type: none"> Site inspection 	There was no obstruction of the public way observed during the audit site inspection.	
CONTACT TELEPHONE NUMBER				
D31	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> Waterloo Metro Quarter Community Communications Strategy (CCS): Station Construction and Over Station Development, July 2024 Interview with Auditees Site inspection 	Condition D31 requirements are set out in the Waterloo Metro Quarter Community Communications Strategy (CCS). A 24-hour contact number has been established for the project, attended by the Waterloo ISD Stakeholder and Community Manager.	Compliant
COVERING OF LOADS				
D32	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul style="list-style-type: none"> AQMP Interview with Auditees Site inspection 	Condition D23 requirements are set out in the AQMP. There was no spoil load-out at the time of the audit site inspection.	Compliant
VEHICLE CLEANSING				
D33	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> Erosion and Sediment Control Plan (ESCP) Waterloo Quarter OSD – Mainworks_Rev13, dated 18/2/2025 Interview with Auditees Site inspection 	<p>Sand bags were placed within the site boundary around the lower perimeter of the site.</p> <p>ERSED controls have been established at the site access at Wellington Street. Geofab, coir logs and sand bags are re-established when the access is closed at the end of the day.</p> <p>There were no signs of tracking on Wellington Street.</p> <p>A street sweeper is engaged as required.</p>	Compliant

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PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
OCCUPATION CERTIFICATE				
E1	An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.			Not triggered
NOTIFICATION OF OCCUPATION				
E2	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before proposed occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not triggered
GFA AND BUILDING HEIGHT CERTIFICATION				
E3	A Registered Surveyor is to certify that the development does not exceed the approved gross floor area and building height. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of the final Occupation Certificate. Note: The GFA approved under this consent excludes any GFA delivered under the Sydney Metro City and Southwest station works (CSSI 7400).			Not triggered
EXTERNAL WALLS AND CLADDING FLAMMABILITY				
E4	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating all external walls of the new building, including cladding,			Not triggered

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	comply with the relevant requirements of the BCA, consistent with the requirements of condition B17.			
E5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Not triggered
PROTECTION OF PUBLIC INFRASTRUCTURE				
E6	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>			Not triggered
MECHANICAL VENTILATION				
E7	<p>Prior to commencement of operation, the Applicant must provide evidence to the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with:</p> <p>c) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>			Not triggered
OPERATIONAL WASTE MANAGEMENT PLAN				
E8	Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste			Not triggered

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	<p>Management Plan must:</p> <p>(a) be prepared in consultation with Council and generally in accordance with City of Sydney Guidelines for Waste Management in New Developments</p> <p>(b) confirm the location of waste collection and establish appropriate routes to the collection point</p> <p>(c) provide confirmation of the engagement of a qualified private waste collection contractor</p> <p>(d) detail the type and quantity of waste to be generated during construction and operation of the development;</p> <p>(e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(f) detail the materials to be reused or recycled, either on or off site; and</p> <p>(g) include the Management and Mitigation Measures included in the EIS.</p>			
WASTE AND RECYCLING COLLECTION				
E9	Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and			Not triggered

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	residential waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.			
POST-CONSTRUCTION DILAPIDATION REPORT				
E10	<p>Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate:</p> <p>a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads;</p> <p>b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:</p> <p>c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.</p>			Not triggered
ROAD DAMAGE				
E11	The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to the occupation or commencement of the use.			Not triggered

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FIRE SAFETY CERTIFICATION				
E12	Prior to the issue the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Certifying Authority and be prominently displayed in the building.			Not triggered
STRUCTURAL INSPECTION CERTIFICATE				
E14	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</p>			Not triggered
WARM WATER SYSTEMS AND COOLING SYSTEMS				
E14	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the			Not triggered

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	NSW Health Code of Practice for the Control of Legionnaires' Disease.			
OUTDOOR LIGHTING				
E15	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>			Not triggered
CAR PARKING				
E16	<p>Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Basement development (SSD 10438) within the Waterloo Metro Quarter:</p> <p>(a) eight car spaces for the Social Housing Building.</p>			Not triggered
BICYCLE PARKING AND END-OF-TRIP FACILITIES				
E17	<p>Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Waterloo Metro Quarter:</p> <p>(a) a minimum of 5 retail staff bike storage spaces and 5 lockers and 1 shower for retail staff use</p> <p>(b) a minimum of 15 retail visitor bike storage spaces</p>			Not triggered

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E18	<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"> (a) the provision of bicycle parking spaces in accordance with this consent; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of relevant end-of-trip facilities under this consent; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority. 			Not triggered
E19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not triggered
WORKS AS EXECUTED DRAWINGS				
E20	Prior to the issue of the relevant Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.			Not triggered
E21	Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be			Not triggered

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	certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.			
STORMWATER				
E22	Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.			Not triggered
E23	Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier an Operation and Maintenance Plan (OMP) to ensure the proposed stormwater quality measures remain effective. The OMP must contain the following: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements.			Not triggered
STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT				
E24	Prior to the issue of the relevant Occupation Certificate: a) The Owner is required to enter into a Deed of Agreement with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.			Not triggered

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

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	constructed and the required levels achieved in accordance with the recommendations of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Storm water management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.			
SYDNEY WATER COMPLIANCE				
E27	A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to issue of an Occupation Certificate			Not triggered
UTILITY PROVIDERS				
E28	Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.			Not triggered
ENVIRONMENTAL PERFORMANCE				
E29	Prior to occupation or commencement of the use, the Applicant is to provide documentation to the Certifying Authority demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent			Not triggered
STUDENT HOUSING PLAN OF MANAGEMENT				
E30	Prior to the issue of any Occupation Certificate for the student housing tower, a Final Operational Management Plan must be			Not triggered

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	submitted to the satisfaction of the Planning Secretary confirming management procedures from the Draft Plan of Management.			
GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE				
E31	Prior to the issue of any Occupation Certificate, the Applicant shall update the Travel Plan in consultation with TfNSW to increase the mode share of public transport and active transport for residents, staff and visitors. The Applicant shall submit a copy of the updated Travel Plan for the endorsement of TfNSW via development.sco@transport.nsw.gov.au.			Not triggered
E32	<p>The Travel Plan shall specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> (a) nominate a specific party or parties responsible for the implementation of each of the actions in the Travel Plan, and for its ongoing implementation, monitoring and review; (b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle; (c) provide clear identification and delineation of the actions, contributions and resourcing to be provided by each party and when, as well as identification of when responsibility of functions in the Travel Plan are handed over between Developer, Building Manager and Tenant; (d) include a mechanism to monitor the effectiveness of the plan 			Not triggered

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	<p>(e) include of a high-quality Travel Access Guide developed in consultation with TfNSW which provides information to occupants about how to travel to the site by sustainable transport modes. This shall include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections. It must include:</p> <p>(i) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site;</p> <p>(ii) suitable nearby drop-off/pick-up locations;</p> <p>(iii) identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas;</p> <p>(iv) suitable nearby Taxi Zones.</p> <p>The Applicant shall provide evidence to the Certifying Authority that a copy of the final plan has been submitted to the Coordinator General, Transport Coordination for endorsement, prior to the issue of the Occupation Certificate. A copy of the final plan is to be provided to the Planning Secretary.</p>			
LOADING DOCK				
E33	<p>Prior to an Occupation Certificate being issued that would enable use of the loading dock, convex mirrors are to be installed wholly within the property boundary that would allow for clear lines of site between vehicles exiting the loading dock and pedestrians using the</p>			Not triggered

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	footpath adjacent to the site.			
LANDSCAPE PRACTICAL COMPLETION REPORT				
E34	A Landscape Practical Completion Report is to be submitted to the PCA by the consultant responsible for the landscape design plan prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced			Not triggered
STREET NUMBERING				
E35	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.			Not triggered
COMPLIANCE WITH BASIX CERTIFICATE				
E36	Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier evidence that the development has implemented the commitments contained in the BASIX Certificate approved under this consent.			Not triggered
DESIGN VERIFICATION				
E37	A design verification statement from a qualified designer shall be submitted to the			Not triggered

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	<p>Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.</p> <p>Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Clauses 154A of the Environmental Planning and Assessment Regulation 2000.</p>			
REMEDIATION AND SITE AUDIT STATEMENT				
E38	Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Site Audit Statement from the accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the site is suitable for the residential and commercial land use and be provided for the information of the Planning Secretary and the Certifier.			Not triggered
E39	Any land to be dedicated to the City of Sydney must be remediated to a minimum depth of 1.5m below finished ground level with no Long Term Environmental Management Plan attached.			Not triggered
REGISTRATION OF EASEMENTS AND COVENANTS				
E40	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title including easements			Not triggered

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	required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.			
E41	An easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming Sydney Metro as the prescribed authority, which can only be revoked, varied or modified with the consent of Sydney Metro, and which provides for public access within and through Cope Street Plaza, shared zone along the southern edge of Cope Street Plaza, Church Yard and expanded footpaths on Botany Road and Wellington Street must be registered on title prior to occupation or issue of subdivision certificate, whichever is earlier			Not triggered
SOCIAL HOUSING				
E42	Prior to the occupation of the Social Housing Building, the Applicant must provide evidence to the satisfaction of the Planning Secretary, the ownership of the stratum lot containing the Social Housing Building or the 70 social housing dwellings have been transferred to NSW Land and Housing Corporation			Not triggered
PHYSICAL MODEL				
E43	Prior to the issue of the relevant Occupation Certificate an accurate 1:500 scale model of the development as constructed must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager for the City Model in Town Hall House. The models must be constructed in accordance with Council's Model			Not triggered

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	Specifications. Council’s modellers must be consulted prior to construction of the model. The models are to comply with all of the conditions of the Development Consent and must be amended to reflect any further modifications to the approval (under Section 4.55 of the Environmental Planning and Assessment Act) that affect the external appearance of the building.			
SUBMISSION OF ELECTRONIC CAD MODEL				
E44	Prior to the relevant Occupation Certificate being issued, an accurate 1:1 electronic CAD model of the completed development must be submitted to and approved by Council’s Area Coordinator Planning Assessments/Area Planning Manager for the electronic Visualisation City Model.			Not triggered
E45	The data required to be submitted within the surveyed location must include and identify: <ul style="list-style-type: none"> (a) building design above and below ground in accordance with the development consent; (b) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; (c) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information’s SCIMS Database with a Horizontal Position 			Not triggered

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	<p>Equal to or better than Class C.</p> <p>The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file. The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification</p>			
PART F POST OCCUPATION				
ANNUAL FIRE SAFETY STATEMENT				
F1	<i>An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued or the use commencing, whichever is earlier.</i>			Not triggered
FIRE SAFETY CERTIFICATION				
F2	<i>The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.</i>			Not triggered
STORAGE AND HANDLING OF WASTE				
F3	<i>All waste collection services must be undertaken in accordance with this consent.</i>			Not triggered
F4	<i>No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.</i>			Not triggered
F5	<i>Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of Council.</i>			Not triggered
F6	<i>All waste must be collected by a waste contractor authorised by the Waste Service of New South Wales and</i>			Not triggered

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	<i>details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.</i>			
LOADING / UNLOADING				
F7	<p><i>All loading and unloading operations associated with the site must be carried out:</i></p> <p>a) <i>in accordance with the Loading and Servicing Management Plan approved under this consent;</i></p> <p>i. <i>within the confines of the site, at all times and must not obstruct other properties or the public way; and</i></p> <p>ii. <i>in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality</i></p>			Not triggered
F8	<i>The service vehicle docks, car parking spaces and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage</i>			Not triggered
ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH				
F9	<i>External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance. Notwithstanding, should any outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level</i>			Not triggered
F10	<i>The use and operation of the premises shall not give rise to an environmental health or public nuisance</i>			Not triggered
F11	<i>There are to be no emissions or discharges from the premises which give rise to a public nuisance or result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.</i>			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT				
F12	The operation of plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.			Not triggered
OPERATION OF PLANT AND EQUIPMENT				
F13	All plant and equipment used in the development, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.			Not triggered
COMMUNITY COMMUNICATION STRATEGY				
F14	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
F15	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 Star Green Star As-Built rating in accordance with this consent. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			Not triggered
GREEN TRAVEL PLAN				
F16	The Green Travel Plan approved under this consent shall be implemented following occupation of the development. The plan is to be reviewed and updated annually in consultation with TfNSW and implemented for the life of the development.			Not triggered
F17	The Transport Access Guide approved under this consent is to be made available to residents, staff,			Not triggered

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Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	customers and visitors at all times.			

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Table A2: CEMP & Sub-Plan Requirements

Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN (CFEMP) SSD 10437				
12 IMPROVEMENT				
12.1 Incidents, non-conformity and corrective action				
12.1	<p>When a nonconformity (including an incident, or a verified complaint) occurs, the Project shall:</p> <ul style="list-style-type: none"> react to the nonconformity and, as applicable: <ul style="list-style-type: none"> take action to control and correct it; deal with the consequences, including mitigating adverse environmental impacts; evaluate the need for action to eliminate the causes of the nonconformity, in order that it does not recur or occur elsewhere, by: <ul style="list-style-type: none"> reviewing the nonconformity; determining the causes of the nonconformity; determining if similar nonconformities exist, or could potentially occur; implement any action needed; review the effectiveness of any corrective action taken; make changes to the environmental management system, if necessary. 	<ul style="list-style-type: none"> Interview with Auditees 	There were no NCs raised during the audit period.	Not triggered
12.3 Continual improvement				
12.3	<p>The Project will continually improve the suitability, adequacy and effectiveness of the John Holland EMS to enhance environmental performance. This will be documented and managed using the tools outlined in Table 19 of the CFEMP:</p> <ul style="list-style-type: none"> Actions Arising Lessons Learned 	<ul style="list-style-type: none"> Interview with Auditees JHG Weekly Enviro Inspection Record, INS-0072339, 20/1/2025 ACT-0165995 JHG Weekly Enviro Inspection Record, INS-0067429, 21/11/2024 ACT-0163426 	Weekly Enviro Inspections are conducted. Photos are taken during inspections and actions assigned to the relevant person for close-out in the Soteria system, a product of SAI 360.	Compliant

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> JHG Weekly Enviro Inspection Record, INS-0063692, 14/10/2024 ACT-0161203 JHG Weekly Enviro Inspection Record, INS-0075061, 10/2/2025 ACT-0167268 	<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>	
ASPECTS & IMPACTS REGISTER				
Contamination	Management of contaminated or untreated materials: Undertake regular inspections of work areas pre, during and after works to ensure controls are in good condition.	<ul style="list-style-type: none"> Interview with Auditees 	There were no areas of known contamination to monitor during the reporting period.	Not triggered
Hazardous Materials	Storage of hazardous substances, leaking plant and equipment and spillage from refuelling: Regular inspections of storage areas.	<ul style="list-style-type: none"> Interview with Auditees JHG Weekly Enviro Inspection Record, INS-0072339, 20/1/2025 ACT-0165995 JHG Weekly Enviro Inspection Record, INS-0067429, 21/11/2024 ACT-0163426 JHG Weekly Enviro Inspection Record, INS-0063692, 14/10/2024 ACT-0161203 JHG Weekly Enviro Inspection Record, INS-0075061, 10/2/2025 ACT-0167268 	Weekly Enviro Inspections are conducted and include an inspection of the hazardous chemical storage.	Compliant
Biodiversity	Implement Vegetation Removal Permit System.	<ul style="list-style-type: none"> Interview with Auditees 	No vegetation removal required for the project.	Not triggered
Heritage	Provide frequent toolbox talks on Unexpected Finds Procedure.	<ul style="list-style-type: none"> Interview with Auditees 	AMBS has been managing the archaeological investigation process, which was ongoing for eight weeks. The final clearance certificate, dated	Compliant

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		<ul style="list-style-type: none"> AMBS Archaeological Site Clearance Certificate, Ref: 23097 CC4, 11/7/2023 	<p>11/7/203 was sighted for Zone 3 which encompasses the Southern Precinct. The AMBS clearance confirms that <i>“no further archaeological excavation is required in the southern area known as Zone 3”</i>, and <i>“the archaeological works completed are adequate and the results are satisfactory”</i>.</p> <p>ABMS noted in their Clearance Certificate, dated 11/7/203 that future archaeological potential is assessed as low; The implementation of the Unexpected Heritage Finds Policy will provide appropriate archaeological risk mitigation; and Additional controls such as archaeological monitoring are not required.</p>	
AIR QUALITY MANAGEMENT PLAN (AQMP) SSD 10438				
APPENDIX B				
AQMP01: Dust, Odour, VOC and SVOC Hazard Control				
AQMP01	A water misting system will be established on site boundaries for use as required to prevent off-site emissions as a minimum should the results of realtime dust monitoring (as per AQMP02 Air Quality Monitoring) exceed the acceptable level	<ul style="list-style-type: none"> Interview with Auditees JHG Environmental Monitoring Tracker – Snapshot – Dust (PM₁₀ & PM_{2.5}), March-August 2024 JHG Environmental Monitoring Tracker – Snapshot – Dust, March-August 2024 	<p>There are two Site Hive monitors for the project located at Botany Road (N1) and Wellington Street (N2).</p> <p>Text message/alerts are received in the event of an exceedance, which is then investigated to determine the cause.</p> <p>In the event of an exceedances in Realtime dust monitoring, an investigation is undertaken and an explanation is recorded in the JHG</p>	Compliant

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<p>Tracker. Exceedances in PM₁₀ & PM_{2.5} 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>Dust deposition monitors were also located on the South East, North East, South West and North West site boundaries until April 2024 when they were removed due to the completion of excavation / dust generating activities. JHG notes on the Dust Tracker indicate events recorded above the trigger level were attributed to the presence of organic matter in the sample in January 2024, i.e. investigation concluded the exceedances were not a result of construction activities.</p> <p>Dust suppression provisions were in place including the use of gurneys. The water misting system on the site boundaries had not yet been established with dust managed with existing measures without exceedance to date.</p>	
AQMP01	Where stockpiles are to be left in place for significant periods of time, they shall be covered or routinely wetted to prevent dust emissions	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 	There were no stockpiles in place at the time of the audit.	Not triggered

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Section	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
AQMP02: Air Quality Monitoring				
AQMP02	Dust deposition monitoring shall be undertaken by dust deposition gauges maintained permanently at four locations on the site boundary (one north, one south, one east and one west).	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection • JBS&G Letter RE: WMQ OSD – Cessation of Dust Deposition Monitoring Requirements, dated 8/5/2024 • JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024 • JHG Environmental Monitoring Tracker – Snapshot – Dust (PM₁₀ & PM_{2.5}), Sept 2024-Feb 2025 	<p>Dust 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&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"> - Compliant with the AQMP criterion of 2g/m²/month; or - Elevated above the 2g/m²/month AQMP criterion but not caused by dust emissions generated by the site. 	Compliant
AQMP02	Samples shall be collected and analysed monthly throughout the works.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection • JBS&G Letter RE: WMQ OSD – Cessation of Dust Deposition Monitoring Requirements, dated 8/5/2024 • JHG Environmental Monitoring Tracker – Snapshot – Dust (PM₁₀ & PM_{2.5}), Sept 2024-Feb 2025 	<p>Dust samples are collected monthly and results entered in to the JHG Environmental Monitoring Tracker.</p> <p>Dust is split into categories including Combustible solids, Soluble solids, Total solids, Total volume, Ash & Insoluble solids. It is noted that ash deposition has been attributed to dust from surrounding roads and bushfires, rather than the project site.</p>	Compliant

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AQMP02	Where the level of dust deposition exceeds 2g/m ² /month the implementation of AQMP01 Dust and Airborne Hazard Control shall be reviewed.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection • JBS&G Letter RE: WMQ OSD – Cessation of Dust Deposition Monitoring Requirements, dated 8/5/2024 • JHG Environmental Monitoring Tracker – Snapshot – Dust Deposition, April 2024 	Dust exceedances have not been attributed to the project. It is noted the 2g/m ² /month dust deposition criteria has been attributed to the trigger for insoluble solids, which was not verified as accurate.	Compliant
CONSTRUCTION NOISE & VIBRATION MANAGEMENT PLAN (CNVMP) SSD 10437				
SECTION 8.1 NOISE				
8.1.1 Noise physical measures				
8.1.1	The use of both A-class and B-class hoardings are required to be installed to mitigate the impact of the highest predicted noise levels. The construction of the barrier should be impervious of gaps and cracks	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 	A-class and B-class hoardings were in place around the site boundaries as required. No gaps or cracks were observed during the site inspection. Refer Conditions C28-C30 of the Audit Table for more detail.	Compliant
	In addition to the sound attenuating barrier, at least one respite period such as, 12:00pm – 1:00pm or otherwise agreed with the community, should be offered per day during the most intensive periods of hammering and rock breaking	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm. Refer Condition D18 of the Audit Table for more detail.	Compliant
8.1.2 Noise management measures				
8.1.2	Regular communication with nearby noise sensitive receivers about the construction activities.	<ul style="list-style-type: none"> • Interview with Auditees • Interview with Auditees Stakeholder & Communications Manager 	Letterbox drops and monthly email notifications are distributed and available on the Sydney Metro website.	Compliant

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			A Weekly E-Newsletter is distributed via Consultation Manager. Refer Condition C16 of the Audit Table for more detail.	
	Effective scheduling can help to minimise the impact of noise on the nearby noise sensitive receivers.	<ul style="list-style-type: none"> Interview with Auditees 	Agreed respite times are documented in the site induction 9-12 (12-2pm respite), 2-5pm. Refer Condition D18 of the Audit Table for more detail.	Compliant
SECTION 8.2 VIBRATION				
8.2.1 Vibration physical measures				
8.2.1	The most effective physical measure is to break the physical connection between the source of vibration and the receiver. This can be achieved by means of cutting a narrow trench in between the source of vibration and the receiver. The trench may be cut using a rock saw or dug using an excavator for example.	<ul style="list-style-type: none"> Interview with Auditees JHG Environmental Monitoring Tracker – Snapshot – Vibration, March-July 2024 	Documented methodology has not been practical to implement to date for the southern site.	Not triggered
8.2.2 Vibration management measures				
8.2.2	Drilling/stitch drilling/rock sawing may be able to be used instead of sheet piling or rock breaking, particularly where sheet piling is proposed to TC5 base immediately adjacent the Church.	<ul style="list-style-type: none"> Interview with Auditees JHG Environmental Monitoring Tracker – Snapshot – Vibration, March-July 2024 	Concrete ripping & drill (bored) piling have been utilised to minimise vibration to date for the southern precinct site. There were no vibratory activities undertaken during the audit period.	Compliant
8.6.2 Noise monitoring program				
8.6.2	It is recommended to carry out attended noise monitoring at various locations in proximity of the activity under investigation to determine the noise levels at the most impacted receivers. Measurements should be carried out at the start of each new construction stage or noisy activity as a minimum.	<ul style="list-style-type: none"> Interview with Auditees JHG Environmental Monitoring Tracker – Snapshot – Noise Monitoring, Sept 2024-Feb 2025 	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.	Compliant

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			There have been no known exceedances with predicted noise levels identified during attended or unattended monitoring. A summary of Site Hive noise data was provided as evidence for the period Sept 2024-Feb 2025 and showed no construction-related exceedances.	
8.6.2	When a new noisy item of plant is brought onto site for the first time noise measurements may be required to determine compliance with Schedule 1 of the City of Sydney Construction Hours/Noise within the Central Business District (Appendix E).	<ul style="list-style-type: none"> Interview with Auditees JHG Environmental Monitoring Tracker – Snapshot – Attended Noise Monitoring, March-August 2024 	Plant noise checks are undertaken as required and recorded on the JHG Environmental Monitoring Tracker. Plant noise checks were undertaken in May, July and August 2024 for the Tower crane, Concrete pump, Franna crane, and 5T excavator, with measurements taken 7m from each plant item.	Compliant
CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) SSD 10438				
SECTION 5 SPOIL & WASTE MANAGEMENT				
5.4.2 General construction waste				
Wastewater	Wastewater is expected to be generated through activities such as masonry cutting, paint washout etc. These activities will be managed by dedicated masonry and wash out bins to catch slurry and materials. No untreated wastewater is to be discharged to any stormwater systems.	<ul style="list-style-type: none"> Interview with Auditees Site inspection WMQ-SITE-JHG-PM-PRO-0002_00 Soil & Water Management Procedure_Sth Prec1 	Auditees advised there has been no wastewater discharged from the Southern Precinct site to date. Auditees advised wastewater from painting and masonry cutting is captured within bins, these are then settled out and water and solids are separated. The solid residue is left to dry and then disposed in the construction waste bins, any	Compliant

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			<p>remaining water is directed to the WTP for treatment.</p> <p>Observation 2: Wastewater from painting and masonry cutting is understood to be directed to the WTP on the adjacent site (SSD 10438) for treatment. It is unclear whether the WTP is set-up to adequately treat and monitor for potential contaminants found in this wastewater.</p> <p>Recommendation: Provide evidence that the WTP is set-up to adequately treat and monitor for potential contaminants found in wastewater generated from painting and masonry cutting.</p>	
5.4.3 Resource recovery exemptions				
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"> The excavated public road material exemption 2014 (EPA); The reclaimed asphalt pavement exemption 2014 (EPA); The recovered aggregate exemption 2014 (EPA). 	<ul style="list-style-type: none"> CFEMP, Appendix 5 Unexpected Finds Procedure JBS&G Remediation Action Plan, Waterloo Metro Quarter, Rev0 9/1/2023 Interview with Auditees Site inspection 	<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., & Material transferred, reuse, recycled or disposed.</p> <p>Spoil records provided as evidence indicate no spoil was removed from the Southern Precinct during the audit period. 4 loads of VENM (sand were removed on 5/3/2024).</p> <p>No resource recovery exemptions have been applicable to the Southern Precinct to date.</p>	Not triggered

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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"> Check that appropriate approvals are in place for the receiving site, Check that a s143 Notice has been completed by the reuse location owner and / or site operator Agree to commercial terms with the site operator and / or owner, and Ensure that relevant CoA, environmental, community and traffic impacts are managed under the approved CEMP and sub plans, Community Communication Strategy and the Construction Traffic Management Plan (CTMP) including approved haulage routes. 	<ul style="list-style-type: none"> Interview with Auditees 	<p>As above – all spoil removed from site has not been suitable for reuse at the time of IA2. No spoil load-out for IA3 audit period.</p>	Not triggered
	<p>A Waste Reveal Site Register will be maintained by the Environment and Sustainability Coordinator and will include details of the recycling, transfer and disposal sites assessed and approved by the Project to receive the Waterloo OSD Basement spoil and waste material. Beneficial reuse of spoil either onsite or offsite will be conducted in accordance with relevant legislation and resource recovery exemptions.</p>	<ul style="list-style-type: none"> Interview with Auditees Spoil Tracker 	<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>	Compliant
CONSTRUCTION PEDESTRIAN & TRAFFIC MANAGEMENT PLAN (CPTMP) SSD 10438				
SECTION 10 PEDESTRIAN MANAGEMENT PLAN				
10.2 Pedestrian management				
10.2	<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</p>	<ul style="list-style-type: none"> Interview with Auditees Waterloo Over Station Development Construction Pedestrian and Traffic Management Plan (CPTMP) Rev09, 16/2/2023 	<p>A work zone had been established on Wellington Street. Approval of Works Zone, City of Sydney Council, sighted, dated 27/6/2023. CoS agreed to a 45m long Works Zone on</p>	Compliant

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	Zones). Footpath closures are to be approved case by case for discrete periods as required, and require consultation and approval from Council.	<ul style="list-style-type: none"> D28_2023 164575-09 Approval letter - Works Zone 111 Botany Road Waterloo, CoS 27/6/2023 	Wellington Street and a 20, Works Zone on Raglan Street. Allowable hours of use are 7am-6pm M-F & 7.30am-3.30pm Sat.	
SECTION 11 OTHER CONSIDERATIONS				
11.4 Construction staff parking strategy				
	<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"> Staff encouraged to use public transport to and from the project including by providing information packs on available modes and locations of public transport relative to a defined local area. Carpooling will be encouraged/incentivised. Designated bicycle storage facility on site in Cope Street Plaza shall be provided for staff. Continual monitoring and reinforcement of parking strategy requirements as part of inductions, weekly meeting and pre-start meetings. Implementation of a warning and enforcement system for ongoing parking strategy offences 	<ul style="list-style-type: none"> CPTMP Waterloo OSD Site Induction 	<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 & Wellington Streets; Available parking options, and details for Bus & Rail services (Redfern Station & Green Square).</p>	Compliant

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Appendix B. Planning Secretary Audit Team Agreement



NSW Planning ref: SSD-10437-PA-26

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

Sent via the Major Projects Portal only

Subject: Waterloo OSD Southern Precinct - Independent Auditor Nomination Request

Dear Mr Thomas

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

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

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

- Josephine Heltborg – lead auditor

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

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

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

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

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

Yours sincerely

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

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix C. Site Photographs





Photos 1-2: Public art was displayed on the hoarding at street level on Botany Road and Wellington Street and included Aboriginal elements and interpretation. Signage was in place as required.



Photos 3 & 4: Concrete pumping was underway with controls in place to reduce the risk of spill release into the street stormwater system.



Photo 5: Buildings 3 & 4 viewed from Botany Road.



Photos 6 & 7: Site sheds had been removed and works had commenced for Cope Street Plaza.



Photo 8: Consultation was ongoing with the Waterloo Congregational Church, located between SSD 10438 and SSD 10437





Photos 9-12: A road closure was in place on Wellington Street to facilitate sewer connection works.





Photo 13: Noise blankets were in place between the work zone and residents on Wellington Street.



Photo 14: Road closure and work zone on Wellington Street as viewed from the corner of Cope Street.

Appendix D. Consultation



Jo Heltborg

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



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.

From: Jo Heltborg <jo@morasey.com.au>
Sent: Wednesday, February 5, 2025 9:24 AM
To: DPE PSVC Compliance Mailbox <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 5th 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,

Josephine Heltborg
Principal Environmental Auditor
Morasey Environment Pty Ltd
M:
E: jo@morasey.com.au
W: 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
Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124
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 |
4PSQ, 12 Darcy Street, Parramatta, NSW, 2150
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.

From: Jo Heltborg <jo@morasey.com.au>
Sent: Tuesday, December 10, 2024 1:51 PM
To: @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 4th 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

Project Name	Waterloo Metro Quarter Development – Southern Precinct
Consent Number	SSD 10437
Description of Project	<p>Construction of the Southern Precinct within Waterloo Metro Quarter, comprising:</p> <ul style="list-style-type: none"> • A student housing tower accommodating up to 474 students • A social housing building containing 70 apartments • A maximum gross floor area (GFA) of 18,789m² (excluding GFA approved under CSSI 7400) • Publicly accessible open space including Cope Street Plaza, a shared zone from Cope Street into the site and expanded footpaths along Botany Road and Wellington Street • Building identification signage for student housing building • Staged stratum subdivision.
Project Address	Waterloo Metro Quarter Over Station Development, Waterloo NSW (various parcels of land as per SSD planning approval)
Proponent	WL Developer Pty Ltd
Title of Audit	Independent Environmental Audit No. 4
Date	5th 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)

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

AtkinsRéalis



AtkinsRéalis

Level 10, 45 Clarence Street
Sydney
NSW 2000
Australia

Nicola Booth
Principal Environmental Consultant
Email: nicola.booth@atkinsrealis.com

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AtkinsRéalis - Sensitive

SNC-5222127-006 IA Report
4_Waterloo OSD SSD 10437_Rev0
Audit Date: 5 March 2025

16 April 2025

Planning Secretary
Department of Planning, Housing and Infrastructure

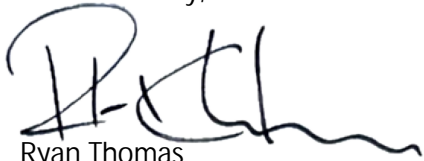
Waterloo Metro Quarter Southern Precinct (SSD 10437):
Condition A31 Independent Environmental Audit

Dear Planning Secretary,

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

The Planning Secretary's approved independent auditor, Josephine Heltborg, conducted the site inspection and interview on 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)
Condition D14 /Wastewater	The requirements of the Construction Waste Management Plan must be implemented during construction.	Wastewater from painting and masonry cutting is understood to be directed to the Water Treatment Plant (WTP) on the adjacent site (SSD 10438) for treatment. It is unclear whether the WTP is set-up to adequately treat and monitor for potential contaminants found in this wastewater.	Minimal wastewater is generated from these works. The Water Treatment Plant is equipped to treat wastewater for these activities. Weekly water quality monitoring is undertaken by JBS&G, which includes testing for VOCs, TRHs, Heavy metals, PFOS, pH and TSS.	During IEA5 in September 2025
Condition D15	All feasible and reasonable noise mitigation measures to be implemented.	During the site inspection gaps were observed between noise blankets installed between the work site and residents on Wellington Street.	Noise blankets were re-connected with no gaps to ensure and maximise the effectiveness.	Closed