AtkinsRéalis

Operational Independent Environmental Audit Waterloo Metro Quarter Southern Precinct SSD 10437

WL Developer Pty Ltd

Audit Date: 29 April 2026

SOUTHERN PRECINCT SSD 10437

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Contents

Executive Summary **5**

1. Introduction **6**

1.1 Background 6

1.2 Project Location and Site Description 6

1.3 Audit Team 7

1.4 Audit Objectives 8

1.5 Audit Scope 8

1.6 Period Covered by Audit 8

2. Audit Methodology **9**

2.1 Development of Audit Scope 9

2.2 Summary of Audit Processes 9

2.3 Site Personnel 9

2.4 Site Inspection 10

2.5 Consultation 10

2.6 Compliance Descriptors 10

3. Audit Findings **10**

3.1 Audit Findings Summary 10

3.2 Compliance 11

3.3 Non-Compliances 12

3.4 Self-Reported Non-Compliances 12

3.5 Observations 12

3.6 Previous Audit Actions 15

3.7 Penalty Notices 15

3.8 Physical Extent of the Project 15

3.9 Complaints 15

3.10 Incidents 15

4. Audit Findings - Discussion **16**

4.1 Review of Adequacy of Management Plans 16

4.2 Review Environmental Performance 16

4.3 Actual and Predicted Impacts 16

4.4 Key Strengths 17

Tables

Table 1: Audit Team 7

Table 2: Compliance descriptors 10

Table 3: Audit findings summary 11

Table 4: Assessment of compliance 11

Table 5: Summary of non-compliances 12

Table 6: Self-reported non-compliances during the audit period 12

Table 7: Observations identified during the audit period 12

Table 8: Status of Non-Compliances from Previous IEA 15

Table 9: Status of Observations from Previous IEA 15

Appendices

Appendix A. Audit Table 19

Appendix B. Planning Secretary Audit Team Agreement 20

Appendix C. Site Photographs 21

Appendix D. Consultation 26

Appendix E. Independent Audit Declaration Form 27

Executive Summary

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

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 initial operational independent audit for the Project and covers the period from the commencement of operation (3/11/2025) to the date of the audit site inspection on 29 April 2026.

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 Operational Environmental Management Plan (OEMP) and Sub-Plans. The implementation of the OEMP 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 four observations raised during the audit.

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

Environmental risks associated with operation of the development are considered low. The minimal risks identified 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 operation of the Southern Precinct within Waterloo Metro Quarter, comprising:

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

The audit was undertaken against the requirements of State Significant Development (SSD) Consent 10437 (SSD 10437) and the IAPAR, 2020. This report presents the findings of the initial operational environmental audit, 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.

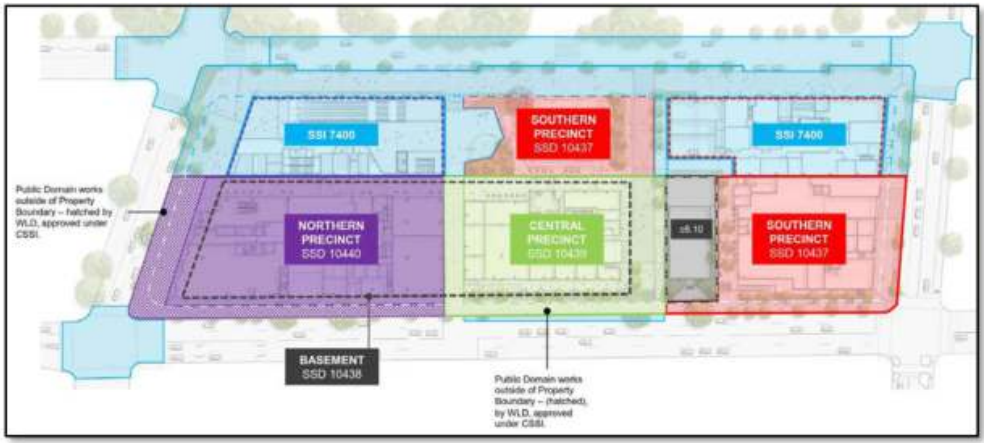


Figure 2 Plan of Waterloo Metro Quarter Precincts (Source: SSD 10437 EIS)

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 Operational Environmental Management Plan (OEMP) and Sub-Plans.

1.5 Audit Scope

This is the first Operational Independent Environmental Audit for SSD 10437. The scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval, Parts A, E & F 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

Operational of the Project commenced on 3 November 2025.

This IEA represents the Initial Operational independent audit for the Project and covers the period from the commencement of operation to the date of the site inspection on 29 April 2026.

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:

- Jack Roberston – Development Manager, JHG
- Daniel Doyle – Project Director, Mirvac

2.4 Site Inspection

A site inspection was undertaken by the Auditor on 29 April 2026. During the site inspection, environmental controls on-site generally appeared to be operating effectively, and no non-compliances were raised. No opportunities for improvement were raised during the site inspection component of the audit.

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 24 April 2026 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 29 April 2026 and did not require any additional issues be included in the audit scope.

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	93	Section 3.2
Not triggered	39	Section 3.2
Compliant	54	Section 3.2
Non-compliant	0	Section 3.3
Observations identified during the audit	4	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	2	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**	10	0	22
Part B – Prior to issue of construction certificate	**50**	-	-	50
Part C – Prior to Commencement of Works	**40**	-	-	40
Part D – During Construction	**33**	-	-	40
Part E – Prior to Occupation or Commencement of Use	**45**	34	0	11
Part F – Post Occupation	**17**	10	-	7

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

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

Table 7: Observations identified during the audit period

ID	Summary of Observation	Recommendation, Timing & Status
Condition 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	**Observation 1**: While the submission of the previous Independent Audit Report and Proponent's Response to the Planning Secretary was sighted, the date of submission was unable to be verified as it was not documented on the post approval portal submission.	Ensure a record of the date of submission of documents and records is kept. **Timing:** N/A **Status:** CLOSED

ID	Summary of Observation	Recommendation, Timing & Status
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.		
Condition 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.	**Observation 2**: While the submission of evidence to the Planning Secretary was sighted demonstrating that all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17, the date of submission was unable to be verified as it was not documented on the post approval portal submission.	Ensure a record of the date of submission of documents and records is kept. **Timing:** N/A **Status:** CLOSED
Condition E10 Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate: a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads; b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must: c) compare the post-construction dilapidation	**Observation 3**: It is noted that the dilapidation report doesn't include the Waterloo Congregational Church. Auditees advised that a Post-Construction dilapidation report for the church was not required by Condition E10 as the church is not 'an adjoining building'.	Given the close proximity of the works to the church, and the duration of construction it is recommended that the owner of the Waterloo Congregational Church is offered a Post-Construction dilapidation survey. **Timing:** 3/8/2026 **Status:** OPEN

ID	Summary of Observation	Recommendation, Timing & Status
report with the pre-construction dilapidation report required by these conditions; and d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.		
Condition E13 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: a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s	**Observation 4**: There was no evidence of submission of the Structural Inspection Certificate to Council.	Submit the Structural Inspection Certificate to CoS Council and keep a copy of the submission record. **Timing:** Submitted by the Proponent, dated 4/6/2026 **Status:** CLOSED

3.6 Previous Audit Actions

There have been no previous operational audits for the project.

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 (IA4) 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, are 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.

3.9 Complaints

The Complaints Register is uploaded to the project website monthly. Complaints are received by contracted communications consultancy Ethos Urban. There is a hotline and email address in place. Since the commencement of operation of Building 4 Social Housing on 3/11/2025, there have been two complaints recorded. One complaint was in relation to the loss of trade from a neighbouring business, and the other was in relation to an alarm but couldn't be attributed to the Project. Records of complaint investigation in the Complaints Register were adequately detailed and included information about how the complaint was followed-up and closed-out (or referred).

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

3.10 Incidents

No environmental incidents requiring DPHI notification were recorded during the audit period for 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.

- Operational Environmental Management Plan (OEMP)
- Operational Waste Management Sub-Plan (OWMP)

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 OEMP, 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. The observation raised during the audit was predominantly in relation to administrative compliance issues.

Environmental risks associated with operation of the development are considered low. The minimal risks identified were being controlled well, as demonstrated during audit interviews, the site inspection, and during the verification of evidence including of required documentation and records.

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 audit concluded that the Project is operating within the approval boundary, and environmental risks associated with operation were low. No environmental incidents have been reported during the audit period, and complaints received were attributed to the construction period, or, upon investigation could not be attributed to the project.

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

4.4 Key Strengths

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

APPENDICES

Appendix A. Audit Table

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	• Refer the findings from this audit • Interview with Auditees	At the time of the operational audit the project was at the following status: Student accommodation and social housing operational including, waste storage & collection, landscaping complete, defect works to Cope Street Plaza. Operational activities are considered to pose a low environmental risk. No material harm is known to have occurred to date.	**Compliant**
TERMS OF CONSENT				
A2	The development may only be carried out: a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS ~~and~~, RtS, and **Section** 4.55 applications SSD-10437-MOD-1, SSD-10437-MOD-2 and SSD-10437-MOD-3; d) in accordance with the management and mitigation measures; e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent) (refer to consent for list of drawings)	• EIS/RtS: Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA | Planning Portal - Department of Planning and Environment (nsw.gov.au) • Interview with Auditees	Refer to the findings from this audit	**Compliant**
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	• Interview with Auditees	The Planning Secretary has not made any written directions.	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).			
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.	• 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	• Interview with Auditees • None	N/A	**Not triggered**
A6	This consent does not approve the following: a) the detailed fit-out and operation of retail premises and gymnasium b) the detailed fitout and use of the Makerspace on the ground floor of the student housing tower c) the installation of signage other than the approved "Iglu" building identification signage Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).	• Interview with Auditees • None	The gymnasium and café (Makerspace) were not fit-out at the time of the inspection and Auditees were aware that a separate DA would be required for these areas.	**Not triggered**
PRESCRIBED CONDITIONS				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	• 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.	• Interview with Auditees	No disputes are known to have arisen between the Applicant and a public authority during the project.	**Not triggered**
LEGAL NOTICES				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	• Interview with Auditees	No legal advice or notices are known to have been served during the project.	**Not triggered**
EVIDENCE OF CONSULTATION				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	• 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**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
STRUCTURAL ADEQUACY				
A11	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. *Notes:* • *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.* • *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*	• 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	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**
OPERATION OF PLANT AND EQUIPMENT				
A12	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	• Interview with Auditees	There is no plant and equipment used on site during operation to monitor the performance of the development.	**Not triggered**
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.	• Interview with Auditees • None	N/A	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
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.	• 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. ***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.*	• Interview with Auditees • None	No operational environmental monitoring is known to be required.	**Not triggered**
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A16	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	• Interview with Auditees	There have been no incidents requiring notification to the Department during the audit period. There were no minor environmental incidents reported during the audit period.	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A17	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	• Interview with Auditees	As per A16	**Not triggered**
NON-COMPLIANCE NOTIFICATION				
A18	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	• 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.	• Interview with Auditees	As per A18.	**Not triggered**
A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• Interview with Auditees • Noted	N/A	**Not triggered**
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A21	Within three months of: a) the submission of a compliance report under this consent; b) the submission of an incident report under this consent; c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or d) the issue of a direction of the Planning Secretary under this consent which requires a review,	• Interview with Auditees • Operational Management Plan, Iglu Waterloo, dated July 2025 • Operational Waste Management Plan, dated 30/9/2020	There has been no update to the Operational Management Plan or the Waste Management Plan during the audit period.	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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.			
A22	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. ***Note:*** *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*	• Interview with Auditees	As per A21.	**Compliant**
COMPLIANCE REPORTING				
A23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	• Interview with Auditees • DPHI Compliance Reporting Post Approval Requirements, March 2026	In accordance with the DPHI Compliance Reporting Post Approval Requirements (2026), an Operational Compliance Report is required "*for the duration of operation or as otherwise agreed to, or directed by, the Planning Secretary*". Compliance reports are required "*at intervals no greater than 52 weeks from the date of commencement of operation (annually); or if in care and maintenance, from the commencement date of care and maintenance (annually)*". Compliance reporting obligations for the development had not been triggered at the time of this audit.	**Not triggered**
A24	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.			
A25	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.			
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,			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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).	• Interview with Auditees • DPE Independent Audit Post Approval Requirements, 2020 • This audit (SSD 10437, dated 29/4/2026) • IA5 SSD 10437, dated 1/9/2025 • 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 DPHI RE: Scheduling - Independent Audit 4 - SSD 10437 & 10438 Waterloo Metro Quarter, dated 10/12/2024 • MQ Move in schedule 311025.xlsx	The IAPARs require the initial Operational Audit to be conducted within 26 weeks of commencement of Operation, and subsequent audits to be undertaken every 3 years. Commencement of operation of Building 3 Student Accommodation commenced on 17th February 2026. Commencement of operation of Building 4 Social Housing commenced on 3/11/2025. The site inspection for the Initial Operational Audit was undertaken on 29/4/2026, within 26 weeks of operational commencement of Building 3 and 4. This audit SSD 10437, dated 29/4/2026) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).	**Compliant**
A28	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	• Interview with Auditees • Appointment of Experts_DPHI letter to WLD titled Waterloo Metro Quarter OSD, Southern Precinct Detailed Design SSDA (SSD-10437), Agreement to Independent Auditor, dated 20/3/2026	DPHI has agreed to Josephine Heltborg from Morasey Environment Pty Ltd to undertake the first operational IEA for SSD 10437.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A29	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	• Interview with Auditees	No such request has been received from the Planning Secretary.	**Not triggered**
A30	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a) review and respond to each Independent Audit Report prepared under this consent; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	• Interview with Auditees • This audit (SSD 10437, dated 29/4/2026) • IA5 SSD 10437, dated 1/9/2025) • IA4 SSD 10437, dated 5/3/2025 • A31_Southern SSD104317 IEA5 WLD (Proponent's Response), dated 31/10/2025 • DPHI Submission: Southern Precinct Detailed Design SSDA - SSD-10437-PA-55, Independent Environmental Audit 5, undated • Documents - Waterloo Integrated Station Development (wisd.com.au)	This audit (SSD 10437, dated 29/4/2026) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020. WLD reviewed and responded to Independent Audit 5 (IA5, dated 1/9/2025) in a letter to the Department dated 31/10/2025. The Proponent's Response was submitted to the Department with the IA5 Audit Report. The IA5 Audit Report and Proponent's Response was available on the project website at the time of the Initial Operational Audit. **Observation 1**: ***While the submission of the previous Independent Audit Report and Proponent's Response to the Planning Secretary was sighted, the date of submission was unable to be verified.***	**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.	• Interview with Auditees • This audit (SSD 10437, dated 29/4/2026) • IA5 SSD 10437, dated 1/9/2025) • IA4 SSD 10437, dated 5/3/2025 • A31_Southern SSD104317 IEA5 WLD (Proponent's Response), dated 31/10/2025	The Proponent's Response was submitted to the Department with the IA5 Audit Report. The IA5 site inspection was conducted on 1/9/2025, and the Proponent's Response and letter to DPHI was within the 2 month period as required (i.e. 31/10/2025).	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		• DPHI Submission: Southern Precinct Detailed Design SSDA - SSD-10437-PA-55, Independent Environmental Audit 5, undated • Interview with Auditees		
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.	• OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 3 including gym, Mckenzie Group, dated 19/12/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • OC Cope Street Plaza, Mckenzie Group, dated 5/3/2026 • Interview with Auditees	OCs sighted.	**Compliant**
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.	• Letter from WL Developer to DPHI RE: Commencement of Occupation for Building 3 Student Accommodation & Cope Street Plaza (Stage 2), dated 29/9/2025 • Letter from WL Developer to DPHI RE: Commencement of Occupation for Building 4 Social Housing (Stage 1), dated 8/4/2025	Operation was commenced in two stages. The first stage was for Building 4 Social Housing. The second stage was for Building 3 & Cope Street Plaza, Monday 10th November.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		• Interview with Auditees		
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).*	Colliers Letter RE: WMQ Development – South Building – Social Housing & Student Accommodation Building – GFA Certificate – Issue 5, dated 3/10/2025 Interview with Auditees	A letter from the registered surveyor, Colliers was sighted confirming calculation of the GFA and GFA Certificate Issue 5, dated 3/10/2025.	**Compliant**
EXTERNAL WALLS AND CLADDING FLAMMABILITY				
E4	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17.	• OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 3 including gym, Mckenzie Group, dated 19/12/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • OC Cope Street Plaza, Mckenzie Group, dated 5/3/2026, Letter from JHG (Builder) to Certifier RE: External Wall & Cladding Flammability, dated 19/3/2025 • Letter from WL Developer Building 4, RE: SSD 101437 Condition E5, dated 28/4/2025 • Mckenzie Group Letter, dated 28/4/2025 RE: DA Condition E4 & E5 – External Wall & Cladding Flammability • Letter from McKenzie Group RE: Project Number 201049.03 –	Letter sighted from McKenzie Group RE: Project Number 201049.03 – Building 3 DA Condition E4 & E5 – External Wall & Cladding Flammability, dated 7/10/2025. Letter sighted from McKenzie Group RE: Project Number 201049.03 – Building 4 DA Condition E4 & E5 – External Wall & Cladding Flammability, dated 28/4/2025. The above letters confirm the OC documentation was reviewed by the Building Surveyor and "*OC documentations provided against requirements of various Construction Certificates and the provisions of the Building Code of Australia (BCA) 2022 and can confirm compliance with the requirements of DA Condition E4*". The following Cladding system form part of the exterior envelope of Building 4: • Brick Veneer	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		Building 3 DA Condition E4 & E5 – External Wall & Cladding Flammability, dated 7/10/2025 • Letter from McKenzie Group RE: Project Number 201049.03 – Building 4 DA Condition E4 & E5 – External Wall & Cladding Flammability, dated 28/4/2025 • Interview with Auditees	• Glazing • Aluminium McKenzie Group relied on the following Statements: **Building 3:** • John Holland Cladding Type & Flammability letter dated 26 September 2025 • John Holland Cladding Builders Statement (no Aluminium composite panels) dated 26 September 2025 **Building 4:** • John Holland Cladding Flammability letter dated 19 March 2025 • Aconex correspondence JH-GCOR-032032	
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.	• Interview with Auditees • Post Approval Form - Social Housing, Southern Precinct Detailed Design SSDA - SSD-10437-PA-48, External Walls and Cladding Flammability • Post Approval Form - Student Housing, Southern Precinct Detailed Design SSDA - SSD-10437-PA-54, Building 3 External Walls & Cladding Flammability	Evidence of submission to the Planning Secretary for the Social and Student Housing buildings was sighted. **Observation 2**: ***While the submission of evidence to the Planning Secretary demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17 was sighted, the date of submission was unable to be verified.***	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
PROTECTION OF PUBLIC INFRASTRUCTURE				
E6	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	• Interview with Auditees	Auditees advised there has been no damage to public infrastructure during the audit period.	**Not triggered**
MECHANICAL VENTILATION				
E7	Prior to commencement of operation, the Applicant must provide evidence to the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: c) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	• OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 3 including gym, Mckenzie Group, dated 19/12/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • OC Cope Street Plaza, Mckenzie Group, dated 5/3/2026 • D&E (Mechanical contractor) Installation Certificate, Building 3 • D&E (Mechanical contractor) Installation Certificate, Building 4 • Refer to Item. 124 in the OC for Building 3 evidence of submission • Refer to Item. 83 in the OC for Building 4 evidence of submission • Interview with Auditees	Item. 124 of the Building 3 OC, dated 15/10/2025 Excl Gym references the Installation Certification for Mechanical Services prepared by DE Air Conditioning dated 3 October 2025. Item. 83 of the Building 4 OC, dated 9/5/2025 references the Installation Certificate for Mechanical Services prepared by D and E Air Conditioning dated 01 May 2025. The above references in the OC are the verification of compliance of issue to the Certifier.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
OPERATIONAL WASTE MANAGEMENT PLAN				
E8	Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) be prepared in consultation with Council and generally in accordance with City of Sydney Guidelines for Waste Management in New Developments (b) confirm the location of waste collection and establish appropriate routes to the collection point (c) provide confirmation of the engagement of a qualified private waste collection contractor (d) detail the type and quantity of waste to be generated during construction and operation of the development; (e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (f) detail the materials to be reused or recycled, either on or off site; and (g) include the Management and Mitigation Measures included in the EIS.	• Operational Waste Management Plan, dated 30/9/2020 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 3 including gym, Mckenzie Group, dated 19/12/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • OC Cope Street Plaza, Mckenzie Group, dated 5/3/2026 • Interview with Auditees	Item 91 of the Building 3 OC Excl Gym, dated 15/10/2025 references the Operational Waste Management Plan for Waterloo Metro Quarter Over Station Development prepared by Elephants Foot Waste Compactors dated 28 July 2020. Item. 41 of the Building 4 OC, dated 9/5/2025 references Appendix L Operational Waste Management Plan DA Condition E8 Ver A prepared by Waterloo Developer dated 28 July 2020. The above references in the OC are the verification of compliance of issue to the Certifier.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
WASTE AND RECYCLING COLLECTION				
E9	Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and residential waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.	• Iglu Waste Services Agreement with Veolia, Building 3, dated 31/8/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • Email from CoS confirming they will undertake waste collection (OC, Building 4), dated 5/2/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Veolia is engaged as the waste contractor for general waste and recyclables for Building 3. The OC for Building 3 references the Modification to Services Agreement for Waste Management Services prepared by Iglu dated 13 August 2025. City of Sydney Council is engaged as the waste contractor for general waste and recyclables for Building 4. Item 64 of the OC for Building 4 references Email correspondence regarding Waste and Recycling Collection prepared by Waterloo Developer dated 05 February 2025. Trade waste collection had not commenced at the time of the initial operational audit. The retail tenancy for the café and the Metro retail building were not yet occupied (in the services building).	**Compliant**
POST-CONSTRUCTION DILAPIDATION REPORT				
E10	Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate: a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads;	• Interview with Auditees • Demlakian Post-Construction Dilapidation Report of the Council Assets/Public Infrastructure, Waterloo Station Cope Street, dated 10/3/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025	a) A Post-construction dilapidation report for Council assets and public infrastructure was sighted, dated 10/3/2025. b) Item 94 of the Building 3 OC references the Post Construction Dilapidation Report prepared by Demlakian Consulting Engineers dated 10 March 2025 (evidence of submission to the Certifier).	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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: c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners.		c) As per (a). d) To be satisfied in the Public Domain OC (future). **Observation 3*: It is noted that the dilapidation report doesn't include the Waterloo Congregational Church. Auditees advised that a Post-Construction dilapidation report for the church was not required by Condition E10 as the church is not 'an adjoining building'.*** **NB:** *Auditees advised there was one more OC for the public domain yet to be issued, where all requirements of Condition E10 will be satisfied.*	
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.	• Interview with Auditees	Auditees advised that Wellington Street restoration works were undertaken as part of the project and no other road damage requiring repair is known to have occurred.	**Compliant**
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.	• Fire Safety Certificate Building 3 & 4, dated 18/12/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Photo of Fire Safety Certificate, dated 4/6/2026 • Interview with Auditees	A Fire Safety Certificate was issued for Building 3 & 4, dated 18/12/2025. Item 30 of the Building 3 OC references a Final Fire Safety Certificate prepared by Sydney Metro dated 16 September 2025 Item 40 of the Building 4 OC references an Interim Fire Safety Certificate prepared by John Holland dated 16 April 2025 and Item 102 references the Final Fire Safety Report Summary prepared by	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			Fire and Rescue NSW dated 29 April 2025. A photo of the Fire Safety Certificate for both buildings was provided, displayed in the shared area on GF, adjacent to the Fire Indicator Panel.	
STRUCTURAL INSPECTION CERTIFICATE				
E13	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: a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s	• Construction Certificate SSDA10437, Robert Bird Group, Building 3, dated 5/8/2025 • Construction Certificate SSDA10437, Robert Bird Group, Building 4, dated 9/4/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Construction Certificates for Building 3 & 4 were sighted, dated 5/8/2025 and 9/4/2025 respectively. A copy of the Certificate with an electronic set of final drawings submitted to the approval authority (PCA) and the Council. Item 24 of the OC for Building 3 references the Construction Certificate for Structural Services prepared by Robert Bird Group dated 5 August 2025 (evidence of submission to the Certifier). Item 8 of the OC for Building 4 references the Design Certificate for Structural Services prepared by Robert Bird Group dated 09 April 2025 (evidence of submission to the Certifier). confirmed that all relevant documents associated with the OC including those relevant to E12 & E13 are uploaded to the Department of Panning Portal prior to issuing the OC. This then sends automatic notifications to relevant authorities including council.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<u>Observation 4</u>: *There was no evidence of submission of the Structural Inspection Certificate to Council.*	
WARM WATER SYSTEMS AND COOLING SYSTEMS				
E14	The operation and maintenance of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, *Public Health Regulation 2012* and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	• Installation Certificate for warm water systems and water cooling systems Building 3, Planet Plumbing, dated 26/9/2025 • Installation Certificate for warm water systems and water cooling systems Building 4, Planet Plumbing, dated 28/3/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Auditees advised that only Building 3 has a cooling tower. Item 79 of the OC for Building 3 references the Installation Certificate for Warm Water Systems and Cooling Systems prepared by Planet Plumbing (NSW) dated 26 April 2025.	**Compliant**
OUTDOOR LIGHTING				
E15	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	• Installation Certificate Outdoor Lighting Building 3, Grid Electrical, dated 23/9/2025 • Installation Certificate Outdoor Lighting Building 4, Grid Electrical, dated 3/4/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Installation Certificates for outdoor Lighting confirm compliance with Condition E15. Item 73 of the Building 3 OC references Installation Certificate for Outdoor Lighting prepared by GHO Electrical Engineers dated 23 September 2025.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
CAR PARKING				
E16	Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Basement development (SSD 10438) within the Waterloo Metro Quarter: (a) eight car spaces for the Social Housing Building.	• Interview with Auditees	Condition E16 will be covered under a future OC for car parking.	**Not triggered**
BICYCLE PARKING AND END-OF-TRIP FACILITIES				
E17	Prior to the occupation of the development, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Southern Precinct to the following within the Waterloo Metro Quarter: (a) a minimum of 5 retail staff bike storage spaces and 5 lockers and 1 shower for retail staff use (b) a minimum of 15 retail visitor bike storage spaces	• Interview with Auditees	Condition E17 will be covered under a future OC for car and bicycle parking.	**Not triggered**
E18	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: (a) the provision of bicycle parking spaces in accordance with this consent; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of relevant end-of-trip facilities under this consent; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and	• Interview with Auditees	Condition E18 will be covered under a future OC for car and bicycle parking.	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority.			
E19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	• Interview with Auditees	Condition E19 will be covered under a future OC for car and bicycle parking.	**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.	• Letter from Veris RE: WATERLOO INTEGRATED STATION DEVELOPMENT - METRO QUARTER DEVELOPMENT – COPE STREET PLAZA, dated 27/2/2026 • OC Cope Street Plaza, Mckenzie Group, dated 5/3/2026 • Interview with Auditees	Letter from Veris (Registered Surveyor) sighted confirming ground levels for Cope Street Plaza, dated 27/2/2026. Relevant OC is public domain and Cope Street Plaza. **NB:** *The public domain works are subject to a future OC and ground levels and stormwater will be verified under this OC.*	**Not triggered**
E21	Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.	• Interview with Auditees	Auditees advised the Certificate of Practical Completion being issued for public domain works had not been issued at the time of the audit. To be covered under a future OC.	**Not triggered**
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 Practicing	• WSP Waterloo OSD Southern Precinct, Civil Design Certificate for CC4 – Buildings 3 & 4 – Services and Finishes • WMQ Southern CC4 Services and Fitout (Southern), McKenzie	Evidence of certification by WSP Civil Associates sighted and states design is in accordance with Condition B41 Stormwater management system.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Professional Engineer experienced in the design of stormwater drainage systems.	Group, dated 25/1/2024Interview with Auditees • Interview with Auditees	Satisfaction of the certifying authority was evidenced by issue of CC4, dated 25/1/2024.	
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.	• Operations and Maintenance Manual, Waterloo OSD Rev00, Planet Plumbing, dated 4/2/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	No. 78 of the Building 4 OC references the Operations and Maintenance Manual, Planet Plumbing, dated 4/2/2025 (evidence of Certifier satisfaction).	**Compliant**
STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT				
E24	Prior to the issue of the relevant Occupation Certificate: a) The Owner is required to enter into a Deed of Agreement with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges. b) A Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges.	• Executed Positive Covenant AV81175, dated 14/4/2025 • Stormwater Deed, City of Sydney Council and Sydney Metro, 140-150 Cope Street, Waterloo NSW 2017 and 108 Raglan Street, Waterloo NSW 2017, dated September 2022 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	The Stormwater Deed and Executed Positive Covenant were sighted. Item 44 of the Building 4 OC references DA Condition E24 Positive Covenant prepared by Council of City of Sydney dated 14 April 2025	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
SURVEY INFRASTRUCTURE - RESTORATION				
E25	Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include: a) Certification that all requirements requested under the Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor under condition "Survey Infrastructure – Identification and Recovery" have been complied with; b) Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre-Subdivision Certificate works" have been complied with and; c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.	• Interview with Auditees	To be covered under the future Public Domain OC.	**Not triggered**
CONSTRUCTED FLOOR LEVELS				
E26	A certification report prepared by a suitably qualified practitioner engineer (NPER), must be submitted to the Principal Certifier prior to issue of any Occupation Certificate stating that the development has been constructed and the required levels achieved in accordance with the recommendations of the report titled Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O Stormwater management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.	• WSP Certification Report Building 3, dated 28/8/2025 • WSP Certification Report Building 4, dated 30/4/2025 • Interview with Auditees	WL Developer Pty Ltd commissioned WSP Australia Pty Limited (WSP) as the NER civil engineer for the WMQ SSD 10437. In letters dated 28/8/2025 and 30/4/2025, WSP confirm they have reviewed as-built survey information from Veris and that required levels have been achieved in accordance with the recommendation in Table 4 of the Waterloo Metro Quarter over station development Environmental Impact Statement Appendix O	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			Stormwater management strategy and flood impact assessment for southern precinct prepared by WSP dated 30 September 2020.	
SYDNEY WATER COMPLIANCE				
E27	A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to issue of an Occupation Certificate.	• Sydney Water Section 73 Compliance Certificate Building 3 & 4, dated 9/4/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • Interview with Auditees	Section 73 Compliance Certificate by Sydney Water dated 9/4/2025 sighted. Item 73 of the Building 4 OC and Item 100 of the OC for Building 3 reference the Section 73 Compliance Certificate by Sydney Water dated 09 April 2025	**Compliant**
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.	• Letter from JHG to McKenzie Group RE: DA Condition E28 Utility Providers, dated 19/3/2025 • Interview with Auditees	Letter from JHG to McKenzie Group RE: DA Condition E28 Utility Providers, dated 19/3/2025 confirms that "*satisfactory provision of adequate services has been provided for all utility providers inclusive of electrical, telecommunication, water supply and wastewater in accordance with DA Condition E28*".	**Compliant**
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.	• Cundall Consultant Advice Notice Condition E29, Building 3, dated 10/8/2025 • Cundall Consultant Advice Notice Condition E29, Building 4, dated 30/4/2025 • Interview with Auditees	Cundal have provided Consultant Advice Notices for Buildings 3 & 4 which state "*Based on the available information, commitments and assumptions Building 3 (and Building 4) has incorporated, and will operate in accordance with, the environmental sustainability objectives,*	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			measures and initiatives required under its planning consent".	
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 submitted to the satisfaction of the Planning Secretary confirming management procedures from the Draft Plan of Management.	• Operational Management Plan, Iglu Waterloo, dated July 2025 • DPHI Approval letter RE: WMQ Southern Precinct (SSD-10437-PA-52) post approval submission to satisfy Condition E30 Student Housing Plan of Management, dated 11/9/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • Interview with Auditees	Item 90 of the Building 3 OC references the Operational Management Plan for Student Accommodation prepared by Iglu dated July 2025. A DPHI letter of approval of the Operational Management Plan was sighted, dated 11/9/2025.	**Compliant**
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.	• Green Travel Plan • TfNSW Endorsement Green Travel Plan RE: WMQ SSD 10437 Condition E31 Green Travel Plan and Transport Access Guide, dated 14/4/2025 • Interview with Auditees	Auditees advised no updates to the Green Travel Plan have been triggered.	**Not triggered**
E32	The Travel Plan shall specify matters including, but not limited to, the following: (a) nominate a specific party or parties responsible for the implementation of each of the actions in the Travel Plan, and for its ongoing implementation, monitoring and review; (b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle;	• Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern Precinct Building 3, dated 8/4/2025 • Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern	Green Travel Plans sighted for Buildings 3 & 4, as well as endorsement by TfNSW and evidence of submission to the Planning Secretary. Item 47 of the Building 4 OC references Email Correspondence regarding Green Travel Plan and Transport Access Guide prepared by Transport NSW, dated 14 April 2025. Item 54 references the	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(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 (e) include of a high-quality Travel Access Guide developed in consultation with TfNSW which provides information to occupants about how to travel to the site by sustainable transport modes. This shall include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections. It must include: (i) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site; (ii) suitable nearby drop-off/pick-up locations; (iii) identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; (iv) suitable nearby Taxi Zones. The Applicant shall provide evidence to the Certifying Authority that a copy of the final plan has been submitted to the Coordinator General, Transport Coordination for endorsement, prior to the issue of the Occupation Certificate. A copy of the final plan is to be provided to the Planning Secretary.	Precinct Building 4, dated 8/4/2025 • TfNSW Endorsement Green Travel Plan RE: WMQ SSD 10437 Condition E31 Green Travel Plan and Transport Access Guide, dated 14/4/2025 • DPHI Submission E32, SSD 10437-PA-47, Green Travel Plan • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Implementation Green Travel Plan for Building 3 prepared by Mirvac dated 08 April 2025; Item 55 references the Implementation Green Travel Plan for Building 4 prepared by Mirvac dated 08 April 2025; and Item 87 references Post Approval Form for Green Travel Plan. Email correspondence regarding Endorsement of Green Travel Plan Transport Access Guide for DA Condition Item 28 of the Building 3 OC references E31 by Transport for NSW dated 14 April 202. Item 47 references the Green Travel Plan for Waterloo Metro Quarter Over Station Development prepared by ptc dated 8 April 2025; and Item 48 references the Green Travel Plan prepared by WL Developer dated 22 May 2024.	
LOADING DOCK				
E33	Prior to an Occupation Certificate being issued that would enable use of the loading dock, convex mirrors are to be installed wholly within the property boundary that would allow for clear lines of site between vehicles exiting the loading dock and pedestrians using the footpath adjacent to the site.	• Building 4 Traffic Occupation Certificate, Ptc, dated 15/4/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	PTC Parking & Traffic Consultants issued a compliance certificate for Building 4 Condition E33, dated 15/4/2025. PTC reported "*an inspection of the mirrors installed at the loading dock entry was undertaken on 2nd April 2025 and it is confirmed that the mirrors are located*	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			clear of the vehicle swept paths and allow for clear lines of site between vehicles exiting the loading dock and pedestrians using the footway adjacent to the site and therefore meet the requirements of Condition E33".	
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.	• Leathwood Landscape Certification, 14/10/2025 • Interview with Auditees	In Landscape Certification, dated 14/10/2025, Leathwood Pty Ltd "*certify/confirm that the landscape works have been carried out and completed in conjunction with the approved landscape documentation, landscape details, specification and site instructions.* *- All landscape works in accordance with the design documentation and relevant DA Conditions.* *- Landscaping install as per design documentation*". The above document is understood to constitute the 'Landscape Practical Completion Report' referred to in Condition E34.	**Compliant**
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.	• Site inspection, dated 29/4/2026 • No. 129 Wellington Street, Building 4 Photo • Interview with Auditees	Street numbers were clearly displayed at ground level during the site inspection.	**Compliant**
COMPLIANCE WITH BASIX CERTIFICATE				
E36	Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier	• BASIX Certificate number 1131748M_05	Cundall confirms, for Building 3 "*the documentation demonstrates compliance*	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	evidence that the development has implemented the commitments contained in the BASIX Certificate approved under this consent.	• Cundall Consultant Advice Notice Condition E36, Building 3, dated 8/10/2025 • Cundall Consultant Advice Notice Condition E36, Building 4, dated 17/4/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	*with BASIX Certificate number 1137557M_04 and 1024873RPT-SY-004 -JV3 Report [B]. A complete list of the reviewed documents is provided in Appendix A".* Cundall confirms, for Building 4 "*the documentation demonstrates compliance with BASIX Certificate number 1131748M_05. A complete list of the reviewed documents is provided in Appendix A".*	
DESIGN VERIFICATION				
E37	A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*. Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Clauses 154A of the Environmental Planning and Assessment Regulation 2000.	• Design Statement for Building 3, Bates Smart, dated 27/10/2025 • Design Statement for Building 4, Bates Smart, dated 6/3/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Bates Smart has provided design compliance certificates for Buildings 3 & 4 and confirms 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*. **NB:** *It is noted that reference to the Bates Smart Design Statements is not included in the Building 3 or Building 4 OCs.*	**Compliant**
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.	• Ramboll Australia Pty Ltd Site Audit Report, Southern Waterloo Metro Quarter Development, Part 140-150 Cope Street, Waterloo NSW, dated 26/3/2025	Ramboll prepared a Site Audit Report (SAR) and Site Audit Statement (SAS), dated 26/3/2025 and concluded that "*Based on the information presented in the consultant reports and observations made on site, and following the Decision-*	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		• E38_DPHI Post Approval Form_20250328045048, Southern Precinct SAS/SAR, dated 28/3/2025 • Interview with Auditees	*making process for assessing urban redevelopment sites in NSW EPA (2017) Guidelines for the NSW Site Auditor Scheme (3rd Edition), the Auditor concludes that the site is suitable for the purposes of 'residential land use with minimal opportunities for soil access' land use. Groundwater has not been assessed for any beneficial re-use. Any future use of groundwater would require appropriate assessment and regulatory approvals from the NSW Office of Water".*	
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.	• Interview with Auditees	Auditees advised there is no requirement for a Long Term Environmental Management Plan (EMP) for the site. The SAR and SAS have been issued as per Condition E38. Auditees advised no land has been dedicated to CoS – Cope Street Plaza is privately owned.	**Not triggered**
REGISTRATION OF EASEMENTS AND COVENANTS				
E40	Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.	• Email from Colliers to WLD RE: Social Housing Subdivision Plan Lodged for Registration with NSW LRS -DP1274225, dated 8/5/2025 • Land Registry Services Tax Invoice No. D3869062A ($1,771.60), dated 8/5/2025 • Land Registry Services Tax Invoice No. D3869073U ($361.60), dated 8/5/2025 • Interview with Auditees	Email from Colliers to WLD, dated 8/5/2025 confirms the Social Housing Subdivision Plan has been lodged for Registration with NSW LRS.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
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	• Email from Colliers to WLD RE: Social Housing Subdivision Plan Lodged for Registration with NSW LRS -DP1274225, dated 8/5/2025 • Land Registry Services Tax Invoice No. D3869062A ($1,771.60), dated 8/5/2025 • Land Registry Services Tax Invoice No. D3869073U ($361.60), dated 8/5/2025 • Interview with Auditees	Email from Colliers to WLD, dated 8/5/2025 confirms the Social Housing Subdivision Plan has been lodged for Registration with NSW LRS.	**Compliant**
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.	• Letter from WLD to the Planning Secretary RE: Condition E42: SOCIAL HOUSING, dated 1/9/2025 • Letter from DPHI to WLD RE: Waterloo Metro Quarter Southern Precinct (SSD-10437-PA-51) post approval submission to satisfy Condition E42 Social Housing Ref: SSD-10437-PA-51, dated 10/9/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Letter from DPHI, dated 10/9/2025 confirms satisfaction that the project meets the requirements of Condition E42 and refers to cover letter dated 1 September 2025 and associated attachments. Submission from WLD to DPHI was dated 1/9/2025 and includes the Lot 4 Deposited Plan 1274225 Title Search and Plan.	**Compliant**
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	• Photos of scale model of the development sighted (as displayed in council chambers)	Architectural Images were engaged to construct a physical model of the development.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Planning Manager for the City Model in Town Hall House. The models must be constructed in accordance with Council's Model Specifications. Council's modellers must be consulted prior to construction of the model. The models are to comply with all of the conditions of the Development Consent and must be amended to reflect any further modifications to the approval (under Section 4.55 of the *Environmental Planning and Assessment Act*) that affect the external appearance of the building.	• Letter from City of Sydney RE: CONDITION SATISFIED FOR 49-67 BOTANY ROAD, WATERLOO NSW 2017 –SSD-10437 (AS AMENDED) - R/2020/6, dated 2/5/2025 • Interview with Auditees	Approval of the physical model by Council's Area Coordinator Planning Assessments/Area Planning Manager for the City Model in Town Hall House was sighted, dated 2/5/2025. Confirmation the model was constructed in accordance with Council's Model Specifications was sighted as per photos of final model displayed in council chambers. Evidence of consultation with Council's modellers prior to construction of the model was sighted as per photos of final model displayed in council chambers.	
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.	• Letter from City of Sydney RE: CONDITION SATISFIED FOR 49-67 BOTANY ROAD, WATERLOO NSW 2017 –SSD-10437 (AS AMENDED) - R/2020/6, dated 2/5/2025 • Interview with Auditees	Letter from CoS, dated 2/5/2025 confirms the "*City has received and accepted the electronic CAD model for Building 4, which satisfies Conditions E44-E45*".	**Compliant**
E45	The data required to be submitted within the surveyed location must include and identify: (a) building design above and below ground in accordance with the development consent; (b) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; (c) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the	• Letter from City of Sydney RE: CONDITION SATISFIED FOR 49-67 BOTANY ROAD, WATERLOO NSW 2017 –SSD-10437 (AS AMENDED) - R/2020/6, dated 2/5/2025 • Interview with Auditees	Letter from CoS, dated 2/5/2025 confirms the "*City has received and accepted the electronic CAD model for Building 4, which satisfies Conditions E44-E45*".	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C. The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file. The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification			
PART F POST OCCUPATION				
ANNUAL FIRE SAFETY STATEMENT				
F1	An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued or the use commencing, whichever is earlier.	• Fire Safety Certificate, dated 18/12/2025 • Interview with Auditees	The Fire Safety Certificate was issued on 18/12/2025. The annual Fire Safety Statement was not triggered at the time of the audit.	**Not triggered**
FIRE SAFETY CERTIFICATION				
F2	The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.	• Fire Safety Certificate, dated 18/12/2025 • Interview with Auditees	The Fire Safety Certificate was issued on 18/12/2025. The annual Fire Safety Statement was not triggered at the time of the audit.	**Not triggered**
STORAGE AND HANDLING OF WASTE				
F3	All waste collection services must be undertaken in accordance with this consent.	• Interview with Auditees	Refer to relevant E conditions.	**Compliant**
F4	No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.	• Interview with Auditees	No waste was observed in public areas during the audit site inspection. Designated garbage rooms have been provided for Building 3 & 4.	**Compliant**
F5	Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of Council.	• Email from Council confirming they have been engaged for	Designated garbage rooms have been provided for Building 3 & 4.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		waste collection services from Building 4, dated 7/1/2026 • Site Plan – GF Layout / Waste rooms • Iglu Modification to Services Agreement, dated 13/8/2025 • Interview with Auditees	Council have been engaged to collect the waste from Building 4 and Veolia for the waste services for Building 3.	
F6	All waste must be collected by a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.	• Iglu Waste Services Agreement with Veolia, Building 3, dated 31/8/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • Email from CoS confirming they will undertake waste collection (OC, Building 4), dated 5/2/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	Veolia is engaged as the waste contractor for general waste and recyclables for Building 3. The OC for Building 3 references the Modification to Services Agreement for Waste Management Services prepared by Iglu dated 13 August 2025. City of Sydney Council is engaged as the waste contractor for general waste and recyclables for Building 4. Item 64 of the OC for Building 4 references Email correspondence regarding Waste and Recycling Collection prepared by Waterloo Developer dated 05 February 2025. Trade waste collection had not commenced at the time of the initial operational audit. The retail tenancy for the café and the Metro retail building (in the services building).	**Compliant**
LOADING / UNLOADING				
F7	All loading and unloading operations associated with the site must be carried out: a) in accordance with the Loading and Servicing Management Plan approved under this consent;	• WMQ OSD Freight and Servicing Management Plan SSD 10437 Southern Precinct, ptc, dated 4/4/2025	Auditees advised all loading and unloading occurs within the loading dock. Loading and unloading was not observed during the audit site inspection.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	b) within the confines of the site, at all times and must not obstruct other properties or the public way; and c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality	• TfNSW Endorsement of the Freight and Servicing Management Plan, dated 15/4/2025 • Interview with Auditees		
F8	The service vehicle docks, car parking spaces and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage	• WMQ OSD Freight and Servicing Management Plan SSD 10437 Southern Precinct, ptc, dated 4/4/2025 • TfNSW Endorsement of the Freight and Servicing Management Plan, dated 15/4/2025 • Interview with Auditees	Compliance with Condition F8 was verified during the audit site inspection and is outlines in the Freight and Servicing Management Plan.	**Compliant**
ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH				
F9	External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance. Notwithstanding, should any outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	• Complaints Register, to April 2026 • Installation Certificate Outdoor Lighting Building 3, Grid Electrical, dated 23/9/2025 • Installation Certificate Outdoor Lighting Building 4, Grid Electrical, dated 3/4/2025 • OC Building 3 Excl. gym, Mckenzie Group, dated 15/10/2025 • OC Building 4, Mckenzie Group, dated 9/5/2025 • Interview with Auditees	The Complaints Register was sighted and Auditees advised it was complete to April 2026. No complaints have been received about light spill. Installation Certificates for outdoor Lighting confirm compliance with Condition E15. Item 73 of the Building 3 OC references the Installation Certificate for Outdoor Lighting prepared by GHO Electrical Engineers dated 23 September 2025.	**Compliant**
F10	The use and operation of the premises shall not give rise to an environmental health or public nuisance.	• Complaints Register, to April 2026	Auditees advised there have been no complaints received about the	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		• Interview with Auditees	development causing a public nuisance, as reflected in the Complaints Register.	
F11	There are to be no emissions or discharges from the premises which give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations.	• Complaints Register, to April 2026 • Interview with Auditees	Auditees were not aware of any environmental issues resulting in a public nuisance. There are no documented complaints about emissions or discharges in the Complaints Register.	**Not triggered**
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.	• Complaints Register, to April 2026 • Interview with Auditees	Mechanical ventilation and plant and equipment operate within the buildings. Plant rooms are located on the roof and inside the buildings. No noise complaints have been received in relation to the operation of the development.	**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.	• Interview with Auditees	Maintenance contracts are in place with D&E Mechanical, Force Fire, and Planet Plumbing. The responsibility for maintenance of plant & equipment is per building owners – Homes NSW (Building 4), Iglu (Building 3) and shared services (Proactive – Building Manager).	**Compliant**
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.	• CCS • Complaints Register, to April 2026 • Interview with Auditees	The Complaints Register is uploaded to the project website monthly. Complaints are received by contracted comms consultancy Ethos Urban. There is a hotline and email address in place.	**Compliant**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			Since the commencement of operation of Building 4 Social Housing on 3/11/2025, there have been two complaints recorded. One complaint was in relation to the loss of trade from a neighbouring business, and the other was in relation to an alarm but couldn't be attributed to the project. Records of complaint investigation in the Complaints Register were adequately detailed and included information about how the complaint was followed-up and closed-out (or referred).	
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.	• Interview with Auditees	Auditees advised Green Star certification is expected in June 2026, outside the audit period.	**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.	• Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern Precinct Building 3, dated 8/4/2025 • Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern Precinct Building 4, dated 8/4/2025 • TfNSW Endorsement Green Travel Plan RE: WMQ SSD	Implementation of the Green Travel Plan is triggered at the completion of the precinct as per the GTP section 6.6.	**Not triggered**

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		10437 Condition E31 Green Travel Plan and Transport Access Guide, dated 14/4/2025 • DPHI Submission E32, SSD 10437-PA-47, Green Travel Plan • Interview with Auditees		
F17	The Transport Access Guide approved under this consent is to be made available to residents, staff, customers and visitors at all times.	• Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern Precinct Building 3, dated 8/4/2025 • Waterloo Metro Quarter OSD Implementation Green Travel Plan, SSD-10437 Southern Precinct Building 4, dated 8/4/2025 • Transport Access Guide • Interview with Auditees	The Transport Access Guide is included as Section 11.1 of each Green Travel Plan. The Transport Access Guide (part of the Green Travel Plan) is made available to residents, staff, customers and visitors via the Iglu website, which all students and staff have access to: https://waterloo.myiglu.com.au/in-the-neighbourhood/green-travel-guide-2/	**Compliant**

Appendix B. Planning Secretary Audit Team Agreement

Department of Planning, Housing and Infrastructure

Reference: SSD-10437-PA-57

WL Developer Pty Ltd
ACN: 637 792 888
Level 28, 200 George Street
Sydney NSW 2000

Attention: Ryan Thomas, Project Director, Mirvac

Via the Major Projects Portal only

20/03/2026

Subject: Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA (SSD-10437) - Agreement to independent auditor

I refer to your request for the Planning Secretary's agreement to a suitably qualified, experienced, and independent person to conduct the first operational Independent Environmental Audit (**IEA**) of the Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA, approved under SSD-10437 as modified (**Consent**) and received by the NSW Department of Planning, Housing and Infrastructure (**Department**) on 13 March 2026.

The Department has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition A28 of the Consent and the Department's *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to Josephine Heltborg from Morasey Environment Pty Ltd to undertake the first operational IEA.

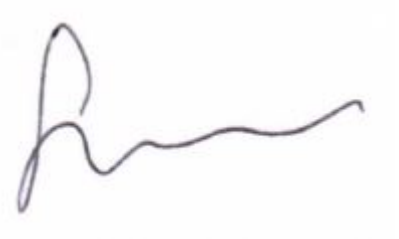
Please note:

- This correspondence must be appended to the Independent Audit Report.
- The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of the Consent and the Department's *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.
- The above auditor is approved for the current operational audit only. Additional approval must be sought from the Planning Secretary for future audits of the development.
- Any change to the auditor must be approved by the Planning Secretary prior to the audit commencing.

- The Lead Auditor must attend the site inspection component of the audit.
- The audit period is the day after the site inspection date of the previous audit, to the final site inspection date of the current audit.

Should you wish to discuss the matter further, please contact Brigitte Healey, Senior Compliance Officer, on (02) 8229 2936 or email compliance@planning.nsw.gov.au.

Yours sincerely



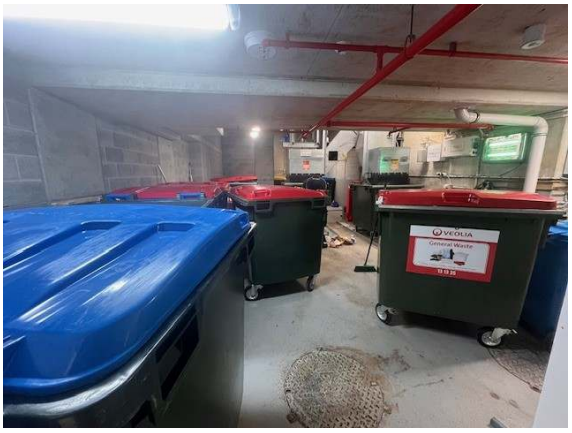
Samuel Condon

A/Team Leader Compliance – Housing, Infrastructure & Social Compliance

As nominee of the Planning Secretary

Appendix C. Site Photographs

Photo 1: The Social Housing and Student Accommodation buildings as viewed from Cope Street Plaza.



Photos 2 & 3: Waste storage rooms for the Social Housing and Student Accommodation buildings.

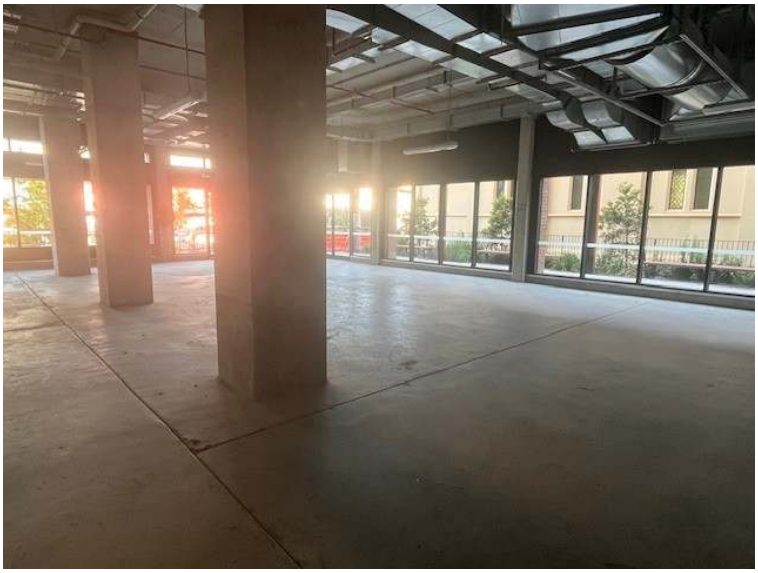
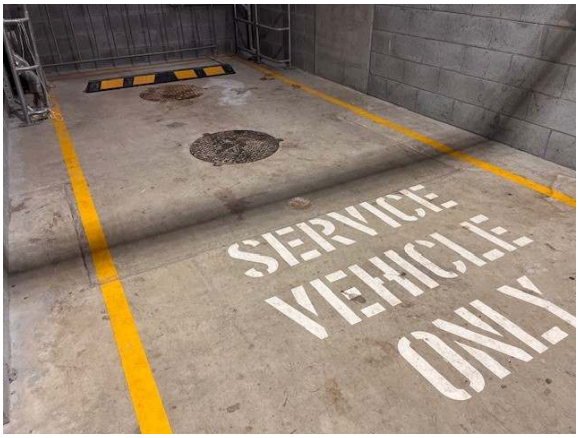


Photo 4: Vacant future café tenancy in the Student Accommodation building.



Photos 5 & 6: Grease trap lids for future café and commercial kitchen facilities.

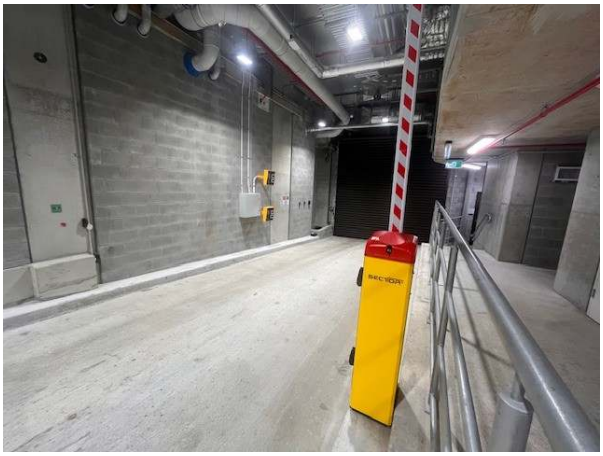


Photo 7: Boom gate at entrance to the shared Loading Dock.

Photos 9 & 10: Cope Street Plaza access including bicycle parking (not yet open to the public).

Photos 11 & 12: Cope Street Plaza public artworks and paving.

Photos 13 & 14: Completed landscaping works and raingardens along Botany Road and Wellington Road street frontages.

Photos 15 & 16: The Student Accommodation Building as viewed from Botany Road.

Appendix D. Consultation

Jo Heltborg

From: Brigitte Healey < @dpie.nsw.gov.au>
Sent: Wednesday, 29 April 2026 1:17 PM
To: Jo Heltborg
Subject: RE: Consultation: Operational Independent Audit - SSD 10437 Waterloo Metro Quarter

Good afternoon,

Thank you for the opportunity to provide input into the first Operational Independent Environmental Audit for the Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA approved under SSD 10437 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**Department**) does not require any additional matters to be included within the scope of the Audit that are not already captured by the Consent and the Independent Audit Post Approval Requirements (2020).

The Department requests you consult with local council.

It is noted that the site inspection is being carried out today, Wednesday 29th April 2026. For future, please provide additional time for the Department to respond to your consultation request to ensure matters raised by the Department are considered during the site inspection.

Please contact me on the details below if you have any questions.

Kind regards,

Senior Compliance Officer
Metro – Housing, Infrastructure & Social
Department of Planning, Housing and Infrastructure

T 02 8229 2936 **E** @dpie.nsw.gov.au

dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

Working days Monday to Friday, 9:00am - 5:00pm

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Jo Heltborg <jo@morasey.com.au>
Sent: Friday, 24 April 2026 10:39 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Consultation: Operational Independent Audit - SSD 10437 Waterloo Metro Quarter

Dear DPHI,

As the approved independent auditor for the Operational Independent Audit for the Waterloo Metro Quarter Southern Precinct (SSD 10437), 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 audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- Assessment of compliance with Parts A, E & F 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.

The onsite component of the audit is scheduled on **Wednesday 29th April 2026**.

If you would like any additional considerations taken into account during the audit (including other agency consultation), or require any additional information please get in touch by **Friday 8th May 2026**.

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	Construction of the Southern Precinct within Waterloo Metro Quarter, comprising: • A student housing tower accommodating up to 474 students • A social housing building containing 70 apartments • A maximum gross floor area (GFA) of 18,789m^2 (excluding GFA approved under CSSI 7400) • Publicly accessible open space including Cope Street Plaza, a shared zone from Cope Street into the site and expanded footpaths along Botany Road and Wellington Street • Building identification signage for student housing building • Staged stratum subdivision.
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	Operational Independent Environmental Audit
Date	29th April 2026

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;

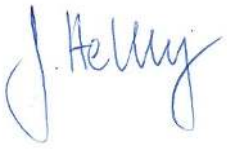
vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and

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
Level 21, 2 Market Street
Sydney
NSW 2000
Australia

Monica Barker
Associate Director
Email: monica.barker@atkinsrealis.com

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