22 June 2026

Planning Secretary

Department of Planning, Housing and Infrastructure

Waterloo Metro Quarter Southern Precinct (SSD 10437):

Condition A31 Operational Independent Environmental Audit

Dear Planning Secretary,

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

The Planning Secretary's approved independent auditor, Josephine Heltborg, conducted the site inspection and interview on Wednesday 29 April 2026. The final Operational Independent Environmental Audit (OIEA) is submitted as a separate document. The WL Developer's response to the OIEA audit findings is attached to this letter as Appendix A.

Yours sincerely,

Daniel Doyle

Project Director

Waterloo Metro Quarter

L28, 200 George St

Sydney NSW

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

Non-Compliances

Nil to report.

Observations and Opportunities for Improvement

Condition Number (ID)	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
Condition 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; c) Make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	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.	For future audits ensure that a record of the date of submission of documents and records is kept.	Timing: N/A Status: Closed
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.	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	For future audits ensure that a record of the date of submission of documents and records is kept.	Timing: N/A Status: Closed

		B17, the date of submission was unable to be verified as it was not documented on the post approval portal submission.		
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 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.	It is noted that the dilapidation report doesn't include the Waterloo Congregational Church.	The condition of consent is clear in its definition of 'adjoining' buildings. The church is <u>not</u> an adjoining building and a dilapidation report for the church is not required under this consent condition. Note: WL Developer is however separately undertaking a dilapidation report of the Church	Timing: N/A Status: Closed
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	There was no evidence of submission of the Structural Inspection Certificate to Council.	The Structural Inspection Certificate has been submitted to CoS Council and a record of submission kept.	Timing: Submitted by the Proponent, dated 4/6/2026 Status: Closed

	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			