

Memorandum

25 January 2023

To: Jenny Chung - Design Manager
Lendlease

From: David Bone

Subject: One Sydney Harbour SSD6966 Building R5 - IEA Report 1 - Audit response

Dear Jenny,

Following a review of the NSW Department of Planning and Environment (DPE) request for information relating to a response to the audit findings of Audit #1 I can provide the following information:

IEA #1 was undertaken in July 2022 and identified the following non-conformances:

- **NC01- C3 Access to Information** Although the project website contained a wealth of information all documentation listed in Condition A2 was not publicly available.
- **NC02 - D15 Site Notice** A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. Some signage had been removed from the site boundaries at the time of the audit to allow access for a crane, hoarding and signage had not been replaced at the time of the audit.

In addition, the following observations were made:

- **OBS 01 - Noise monitoring equipment** – The location of the noise monitoring equipment should be reconsidered. The current position is likely to be picking up traffic noise and possibly the kitchen extraction fan on the roof. Suggest - moving equipment to avoid interference and to provide suitable data to assess compliance.

As a result of these findings Lendlease undertook the following actions to rectify the non conforming items and to address the observation.

- **NC01- C3 Access to Information:** A review of the publicly accessible information on the project website was undertaken. The information not available was related to recent modification approvals, Mod 3 and management plans (Community Consultation Management Plan (CCMP) and Air quality management plan (AQMP)) which are also common to adjacent developments. To ensure that further NCR's are not raised in relation to information contained on the DPE web portal for the development, which contains all relevant information, a link to the SSD 6966 page has been added to the development page. As all updates to the

project are contained on the DPE website this should avoid duplication and ensure that the current information is always up to date.

- **NC02 - D15 Site Notice:** During the site inspection the signage required by Condition D15 was unable to be located. At the time of the site inspection the site entry area was being adjusted for crane access to setup the tower crane for the site. Following delivery and erection of the tower crane elements, the hoarding and entry was reinstated. The hoarding panel with the signage attached had been removed and was in the process of being relocated at the time of the site inspection. The signage has been confirmed to be in place as required and photographs have been supplied to the auditor to close this out.
- Where further adjustments are required the site team have been advised of the requirement to ensure the signage is to be relocated to ensure it is visible as required by D15.

The observation made during the audit has been addressed as follows:

OBS 01 - Noise monitoring equipment: The location of the equipment in close proximity to the exhaust fan on the site lunchroom and kitchen area has been addressed as a result of the site office relocation. The kitchen area has been dismantled and the fan is no longer in use. The main site office has been relocated to adjacent premises and the old site office area is now only used as a lunchroom for the site construction team which has grown too large for the previous area utilised as a result of additional trades and staffing levels increasing on the site.

Should you require further information please do not hesitate to contact me.

Yours sincerely



David Bone

Associate Director

dbone@emmconsulting.com.au

**SSD 6966 - One Sydney Harbour Independent
Environmental Audit
Residential Building R5 - Watermans Residences**

Prepared for Lendlease

September 2022

SSD 6966 - One Sydney Harbour Independent Environmental Audit

Residential Building R5 - Watermans Residences

Lendlease

E220014 RP1

September 2022

Version	Date	Prepared by	Approved by	Comments
0.1 Final	30/08/2022	Wendy Mason	David Bone	LL comment
Final 1.0	02/09/2022	Wendy Mason	David Bone	For submission

Approved by



David Bone

Lead Auditor

2 September 2022

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This report has been prepared in accordance with the brief provided by Lendlease and has relied upon the information supplied and collected from them at the time the audit was undertaken against the conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of Lendlease and no responsibility will be taken for its use by other parties. Lendlease may, at its discretion, use the report to inform regulators and the public.

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1 Project Background

1.1 Background

The Barangaroo redevelopment is a major urban renewal project located along the north-western edge of the Sydney Central Business District (CBD) within the City of Sydney (Council) local government area. The 22 hectare site is bounded by Sydney Harbour to the north and west, Hickson Road to the east and King Street Wharf / Darling Harbour to the south. The Barangaroo site is divided into three redevelopment precincts, comprising:

- Barangaroo Reserve;
- Barangaroo Central; and
- Barangaroo South.

Barangaroo South is the southern-most precinct within Barangaroo and is bounded by Barangaroo Central to the north, King Street Wharf to the south, Hickson Road to the east and Sydney Harbour to the west. The precinct comprises seven blocks together with public domain and open spaces and is divided into three construction stages, comprising:

- Stage 1A (Blocks 1, 2, 3 and X), including a mixture of mid and high-rise (from RL 25 up to RL 209) building envelopes for commercial towers, residential and retail buildings
- Stage 1B (Blocks 4A and 4B), comprising three tower building envelopes (R4A, R4B and R5) for mixed / residential use (heights ranging from RL 107 up to RL 250), Hickson Park public open space and Stage 1B shared basement
- Stage 1C (Block Y) including the Crown Sydney Hotel Resort with a maximum height of RL 275.

On 3 October 2019, the Independent Planning Commission (the IPC) approved an SSD application (SSD 6966) for the construction, use and fit out of a 30-storey mixed-use development known as Building R5 within Barangaroo South Block 4B. Building R5 includes 48 key worker housing (KWH) apartments.



Source: SSD Modification Assessment Report DPIE August 2021

Figure 1 – Location and layout – site location indicated in black

EMM Consulting (EMM) has been engaged by Lendlease to undertake an independent environmental audit (IEA) of the construction of the SSD 6966 residential building R5. This independent environmental audit is required under conditions of approval (C8 to C12) of the SSD 6966 project. The audit program has been submitted to the Planning Secretary in accordance with C8 and C9, the Secretary responded, requesting that the periodic audits be undertaken every six months. The program was updated and resubmitted and is now being implemented. This IEA will be completed in accordance with Independent Audit - Post Approval Requirements guideline May 2020 (DPIE) and undertaken in accordance with AS/NZS ISO 19011-2014. The IEA covers the initial six (6) months of the project known as One Sydney Harbour Building R5, which commenced construction in April 2022.

1.2 Audit objectives

The key objective of the IEA is to determine the project's compliance with SSD-6966 conditions of approval. The independent audit requirements under SSD-6966 are detailed in the following subsections.

The IEA will also determine compliance with the requirements of the Project's supporting documentation including management plans, monitoring and reporting requirements. Finally, the IEA will assess the overall effectiveness of environmental management at the Project through the site-based audit.

1.3 Audit scope

The scope of the audit is defined in the SSD-6966 approval condition C8 – C12 as follows:

A program of independent environmental audits has been prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information. The audit cycle will be undertaken every six months, in accordance with Condition C9 each compliance requirement will be addressed. The audit program will be undertaken for the complete duration of the development.

In accordance with Condition C11

"All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:

(a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;

(b) assesses whether the development is complying with the terms of this consent;

(c) reviews the adequacy of any document required under this consent; and

(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent."

In accordance with Condition C12 this audit report will contain recommendations, and a time frame for the which these recommendations should be implemented.

1.4 Report structure

Chapter 2 - Provides information on the audit methodology, audit team, the approval and documents that have been audited, the audit activities that have occurred and the assessment criteria.

Chapter 3 - Provides the findings of the audit with regards to site management, environmental systems and compliance with the project approval.

Chapter 4 - Summarises the recommendations of the audit in response to identified non-compliances and potential areas for improved performance.

Appendix A Declaration of Independence – Auditor

Appendix B Photographs

Appendix C Independent Audit Compliance Table

2 Audit methodology

In accordance with Condition C8 an audit program was developed accordance with the Independent Audit Post Approval Requirements (DPIE 2020) and in reference to AS/NZS ISO 19011.2014- Guidelines for Auditing Management Systems. and was submitted to the Planning Secretary on the 15th February 2022.

2.1 Independent Audit

This is an ‘independent’ audit, the audit program along with the lead auditors declaration of independence was submitted to the Planning Secretary.

A copy of the declaration of Independence – by the Auditor can be found in Appendix A.

2.2 Audit process

An audit schedule was prepared for the project and provided to Lendlease prior to the audit to ensure that the audit process ran smoothly. Key information was reviewed, followed by the key elements of the Project inspected while on site. The audit schedule will be completed over a maximum three-month period from each audit inception meeting, review of management plans and associated documentation, site inspections through to the finalisation of the audit report for submission to DPE.

The audit schedule is shown in Table 2.1

Table 2.1 Audit schedule

Task	Week							
	1-3	4-6	7-9	10-12	13-15	16-18	19-21	22-24
1. Project initiation and audit preparation	█							
2. Approvals conditions register – document review and, if required, request further documentation	█	█						
3. Agency consultation – email and follow up calls		█						
4. Site audit – including interviews		█						
5 Data analysis and Preparation of draft audit report			█	█	█			
6. Site responses to issues raised					█	█	█	
7. Closing teleconference – closing meeting to discuss draft audit report							█	█
8. Preparation of final audit report								█

2.3 Site inspection / Interviews

David Bone and Associate undertook a site inspection of the Project on Wednesday 20th July 2022, during which office records were reviewed in accordance with the compliance table contained in Appendix C.

During the site inspection the team were escorted around the construction site by Lendlease representatives. The site inspection was undertaken through the following areas:

- External areas of the project including Hickson Park.
- Roads surrounding the project – Barton St. Hickson Rd and Waterman’s Quay.

- Walk around the construction site focusing on entry and exit points
- Visual from above –Form work under construction and tower crane base installation in progress; and
- Lendlease site office compound – including the roof.

Key site personnel that were involved in the site inspection / audit process

- Jenny Chung – Design Manager – Lendlease
- William Montgomery - Senior Project Engineer – Lendlease
- Danielle Jones PM - Project Manager - Lendlease
- Michael Antonelli – Project Director - Lendlease

Appendix B includes photographs that were taken during the site inspection.

2.4 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, which is consistent with specific advice from DPIE and the Independent Audit Post Approval Requirements (DPIE 2020):

- Compliant - the auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit;
- Non-compliant - the auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit; and
- Not triggered - a requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the project.

3 Audit findings

3.1 Approvals and documents audited

The following documents were reviewed to assess compliance against relevant project approval conditions and the operational performance and effectiveness of environmental management measures implemented during the audit period:

- SSD 6966 Consolidated Consent
- Lendlease site induction slides for the project - Building R5
- Construction Certification (CC1 & CC2) issued by McKenzie Group
- Community Consultation Strategy - Building R5 November 2021
- Air Quality and Odour Management Sub Plan - Rev 22 Issue 3.0
- Appendix M - R5 Operational Noise Vibration Report
- Appendix U - Construction Framework EMP
- Construction Noise & Vibration Management Plan - February 2022
- Construction Pedestrian and Traffic Management Plan – November 2020
- Waste Management Sub Plan – January 2022
- Water & Stormwater Management Sub Plan - January 2022 Rev 18
- <https://www.planningportal.nsw.gov.au/major-projects/projects/barangaroo-residential-building-r5>
- <https://www.barangaroosouth.com.au/498e36/siteassets/barangaroo-south/a2>
- Letter by Infrastructure NSW Dated 13 March 2020.
- Dilapidation reports prepared by Acumen Australia Consulting Engineers Pty Ltd (15th December 2021, and 20 February 2022)
- Sydney Water 27/03/2020 (reference NA50613044)
- Complaints Register
- Plant pre-start and service records

3.2 Previous areas of non-compliance

As this is the first construction audit of the (SSD 6966) Project there are no previous areas of non-compliance noted. No previous internal or external audits were provided, and no previous non-compliances were reported to the audit team.

3.3 Areas of non-compliance

The following areas of non-compliance were identified during the audit:

- **NC01- C3 Access to Information** Although the project website contained a wealth of information all documentation listed in Condition A2 was not publicly available.
- **NC02 - D15 Site Notice** A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. Some signage had been removed from the site boundaries at the time of the audit to allow access for a crane, hoarding and signage had not been replaced at the time of the audit.

3.4 Observations and opportunities for improvement

The following observations and opportunities for improvement were identified during the audit.

The recommendations from the audit include:

- **OBS 01 - Noise monitoring equipment** – The location of the noise monitoring equipment should be reconsidered. The current position is likely to be picking up traffic noise and possibly the kitchen extraction fan on the roof. Suggest - moving equipment to avoid interference and to provide suitable data to assess compliance.

3.5 Areas of compliance

The IEA looked at a total of 210 compliance requirements from the approval documents.

Lendlease personnel were able to answer the questions associated with the IEA process, documentation was ordered and easily accessible upon request. The site was generally in a good, ordered state and was considered generally compliant within the framework of the audit process.

Of the 210 Conditions reviewed:

- 89 Conditions of approval were Compliant;
- 2 Conditions were Non-Compliant; and
- 119 Conditions of Approval were Not Triggered (will be triggered during later stages of construction).

4 Conclusion

The IEA looked at a total of 210 compliance requirements for the construction, use and fit out of a 30-storey mixed-use development known as SSD 6966 - Building R5 within Barangaroo South Block 4B. Construction commenced at the site in April 2022, as such this was the first IEA undertaken for the project.

The Barangaroo project has been broken down into many different moving parts, each stage and building having its own conditions of approval, in addition, there are several modifications that have added to the complexity of the project requirements. Lendlease has been able to address these requirements and continues to work within the approved environmental management plans for the project.

Based on the review of the documentation provided, and the site inspection that was undertaken on the 20th July 2022 the Project (SSD-6966) is considered generally compliant with the conditions of approval.

Two (2) areas of non-compliance listed in Section 3.3 related to access to information and the public need to easily access information through the project's website and a clear indication of project contacts and information around the site.

To ensure compliance with the project the non-compliance listed in Section 3.3 should be addressed within 8 weeks.


EMM would like to take the opportunity to thank the Lendlease's representatives involved in the audit process, we are extremely appreciative that the team was aware of the environmental conditions, approvals and licensees that the project was subject to. This in turn makes the audit process runs smoothly, we look forward to working with Lendlease throughout the project.

Appendix A

Declaration of Independence

A.1 Declaration of Independence – Auditor – David Bone

Independent Audit Declaration Form

Project name	One Sydney Harbour Building R5
Consent number	SSD 6966
Description of project	Construction and operation of a mixed use multi storey building
Project address	Barangaroo South
Proponent	Lendlease
Title of audit	Independent Environmental Audit –CoA C8
Date	25/1/22
<p>I declare that:</p> <ul style="list-style-type: none"> i) I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child; ii) I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child; iii) I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit; iv) I am not an Environmental Representative for the project; and v) I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so. <p>Note:</p> <ul style="list-style-type: none"> a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> 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 <i>Crimes Act 1900</i> 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 proposed auditor	David Bone
Signature	
Qualification	ADAS Resources Management 1986; CENvP Environmental Auditor #137
Company	EMM Consulting Pty Limited
Company address	Level 3, 175 Scott Street, Newcastle, NSW 2300

Appendix B

Site Photographs

B.1 Site photographs – Site audit - 20th July 2022



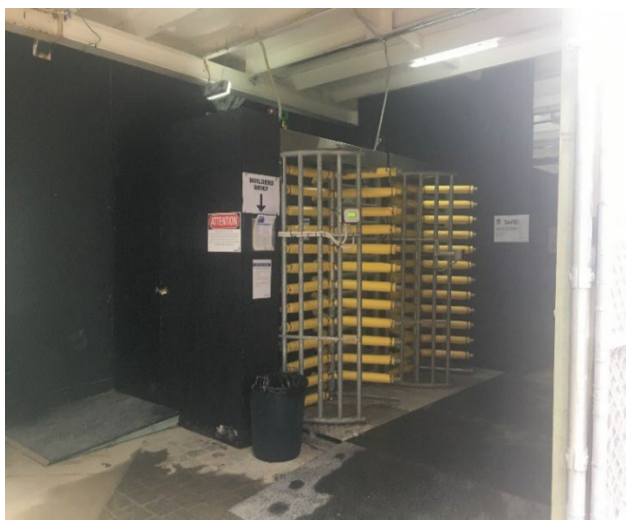
External view - Hickson Rd looking south



External view - Hickson Park Public toilets looking north



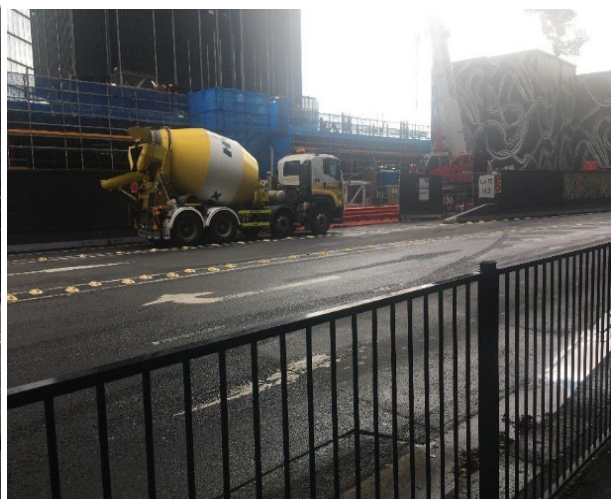
Hickson Park - Site office entry



Hickson Park - construction entry locked to public



External site - Waterman's Quay



External site - Hickson Rd looking northwest



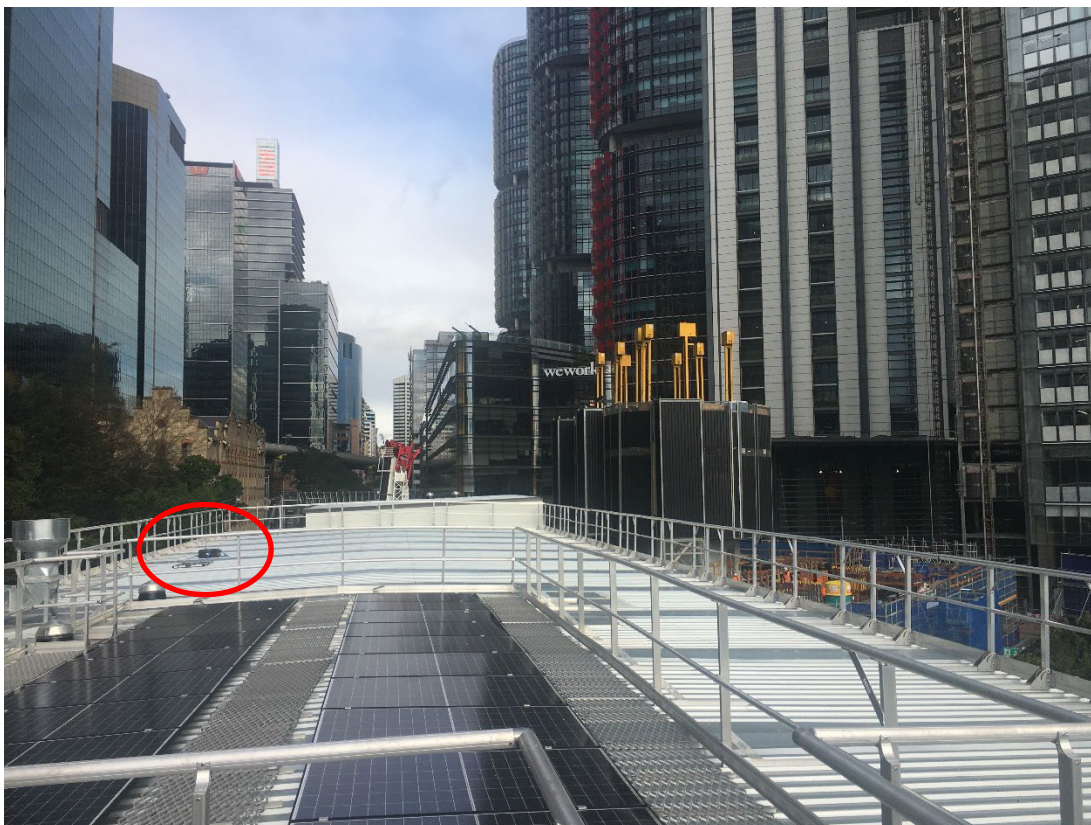
Waste bins located within the site boundary.



Roof top view into the site.



Project signage to be reinstated



Rooftop area with noise logger location shown.

Appendix C

Independent Audit Compliance Table

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

<https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status		Non-Compliance Observation reference Recommendations
				Compliant / Non compliant	OR Not triggered	
	<p>Construction, use and fit out of a 30-storey (RL 107) mixed-use building, including:</p> <ul style="list-style-type: none"> * a total GFA of 49,466.24, 426.3m² 21,425m² comprising 48,287.20, 636m² 20,636.9m² residential GFA (240 212 apartments) and 874 789.3m² 788.1m² retail GFA * public domain works * fit-out and use of the Stage 1B basement car park including allocation of a maximum of 143 car parking spaces, of which 9 are for Key Worker Housing * demolition of interim basement elements * two signage zones to accommodate future building identification signage. 	SSD 6966 Consolidated Consent Dated 20 April 2022	Project approved	Compliant		
Administrative Conditions						
A1	<p>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</p> <p>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.</p>	Subject of this audit	Noted	Compliant		
A2	<p>TERMS OF CONSENT</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> 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 Response to Submissions; d) in accordance with the management and mitigation measures; and e) in accordance with the approved plans in the table below; (f) generally in accordance with the following modification applications: (i) Section 4.55(2) modification application (SSD 6966 mod 1) dated 11 January 2021 (prepared by Ethos Urban), Response to Submissions dated 26 April 2021 (prepared by Ethos Urban) and Additional Information dated 5 May 2021 (prepared by Ethos Urban), 26 May 2021 (prepared by Ethos Urban), 15 June 2021 (prepared by Lendlease) and 23 July 2021 (prepared by Lendlease). Refer to drawings provided. 	Subject of this audit	Noted	Compliant		
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (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) above. 	Subject of this audit	No directions to date	Compliant		
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c). In the event of an 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.</p>	Subject of this audit	Noted	Compliant		
A5	<p>LAPSING OF APPROVAL</p> <p>This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.</p>	SSD 6966 MOD 2 Consolidated Consent Dated 14 Feb 2022 Work commenced 20 April 2022	The project is being constructed in accordance with these requirements	Compliant		
A6	<p>LIMITS ON CONSENT</p> <p>This consent does not approve:</p> <ul style="list-style-type: none"> (a) strata subdivision (b) retail premises, including food and drink premises' fit-out and hours of operations) hours of operation of any retail areas or outdoor dining areas; and (c) signage; (d) outdoor dining/seating areas. 	Not Triggered	Not Triggered	Not Triggered		
A7	<p>PRESCRIBED CONDITIONS</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	Subject of this audit	Noted	Compliant		
A8	<p>LONG SERVICE LEVY</p> <p>For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.</p>	Pre construction compliance audit - stated compliance		Compliant		
A9	<p>LEGAL NOTICES</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	Subject of this audit	Subject of this audit	Compliant		
A10	<p>DESIGN INTEGRITY</p> <p>Necessary arrangements must be implemented by the Applicant to ensure Renzo Piano Building Workshop are engaged in the design documentation phase to ensure the integrity design quality of the approved development is maintained through the construction phase to completion of the building works.</p>	Renzo Piano Building Workshop - E.Baglietto, F.Giacobello (partner and associate in charge), have been engaged in the design documentation phase to ensure the integrity design quality of the approved development. Development of consent indicated above. This workshop will be maintained through to the construction phase. Architectural Drawings prepared by Renzo Piano Building Workshop and Lendlease Integrated.		Compliant		
A11	<p>REVISION OF STRATEGIES, PLANS AND PROGRAMS</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a Compliance Report under Conditions C4 and C6; (b) the submission of an incident report under Condition A18; (c) the submission of an Independent Audit under Condition C8; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under Condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	Not Triggered	Not Triggered	Not Triggered		

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

<https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
A12	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. <i>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.</i>	SSD 6966 MOD 3 Consolidated Consent Dated 20 April 2022	No revisions required to date	Compliant	
A13	EVIDENCE OF CONSULTATION 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.	https://www.planningportal.nsw.gov.au/major-projects/projects/barangaroo-residential-building-r5	Response to submissions / Advice / Recommendations / Modification can all be tracked through the planning portal	Compliant	
A14	STRUCTURAL ADEQUACY 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.	SSD 6966 MOD 3 Consolidated Consent Dated 20 April 2022	No buildings completed as yet. CC's in place for development underway	Compliant	
A15	APPLICABILITY OF GUIDELINES 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.	All documentation reviewed contained the most recent Australian Standards		Compliant	
A16	APPLICABILITY OF GUIDELINES 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.		Planning Secretary has not issued any directions under this consent	Not Triggered	
A17	MONITORING AND ENVIRONMENTAL AUDITS 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 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.	Monitoring reports	Monitoring reports Lendlease has engaged EMM Consulting to undertake regular audits of the construction phase of the One Sydney Harbour Project. Regular sites visits will occur periodically on a 26 weeks cycle. Monitoring is conducted as required by management plan and/or condition approvals reviewed for	Compliant	
A18	INCIDENT NOTIFICATION, REPORTING AND RESPONSE 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.		Key site personnel aware of the reporting requirements - no incidents thus far.	Not Triggered	
A19	INCIDENT NOTIFICATION, REPORTING AND RESPONSE Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		Key site personnel aware of the reporting requirements - no incidents thus far.	Not Triggered	
A20	NON-COMPLIANCE NOTIFICATION 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 PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.		Key site personnel aware of the reporting requirements - no incidents or non-compliances thus far.	Not Triggered	
A21	NON-COMPLIANCE NOTIFICATION 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.		Key site personnel aware of the reporting requirements - no incidents or non-compliances thus far.	Not Triggered	
A22	NON-COMPLIANCE NOTIFICATION A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Key site personnel aware of the reporting requirements - no incidents or non-compliances thus far.	Not Triggered	
A23	OPERATION OF PLANT AND EQUIPMENT 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.		All plant and equipment on site maintained and in good working order and being operated in a proper and efficient manner	Compliant	
A24	SIGNAGE Notwithstanding any future signage approval, only one of the two three approved signage zones located at the On Market Lobby and only one of the two approved signage zones located at the Key Worker Housing Lobby may contain signage at any one time.	Not Triggered for this site		Not Triggered	
Prior to Issue of Construction Certificate					
B1	NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE Work must not commence until a Construction Certificate in respect of the work has been issued.	SSD 6966 MOD 3 Consolidated Consent Dated 20 April 2022	Work commenced 12 April 2022	Compliant	
B2	EXTERNAL WALLS AND CLADDING The external walls and cladding must comply with the relevant requirements of the BCA.	Not Triggered related to later in construction	Related to CC3 and Façade Tower CC5	Not Triggered	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
B3	EXTERNAL WALLS AND CLADDING Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Not Triggered related to later in construction	Façade Tower CC5 and Podium CC8	Not Triggered	
B4	EXTERNAL WALLS AND CLADDING The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Not Triggered related to later in construction	Façade Tower CC5 and Podium CC8	Not Triggered	
B5	BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (A) complying with the deemed to satisfy provisions; or (B) formulating an alternative solution which: (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).	SSD 6966 MOD 3 Consolidated Consent Dated - 20 April 2022 BCA Report https://www.barangaroosouth.com.au/498e36/sitesassets/barangaroo-south/a2---retry/appendix-w_r5-bca-and-dda-report.pdf Construction Certificate CC1 & CC2 sighted (details below)	Construction certificate obtained for work under construction	Compliant	
B6	GROSS FLOOR AREA (GFA) CERTIFICATION The GFA of the building must not exceed 49,468 21,425m2 . Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.	Construction Certificate CC1 & CC2 sighted (details below)	Construction certificate obtained for work under construction	Compliant	
B7	MAXIMUM HEIGHT The maximum height of the approved building must not exceed RL 107 m AHD, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.	Construction Certificate CC1 & CC2 sighted (details below)	Construction certificate obtained for work under construction	Compliant	
B8	COMPLIANCE WITH WIND IMPACT ASSESSMENT Prior to the issue of the relevant Construction Certificate, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of the Pedestrian Wind Environment Study, prepared by Windtech, dated 3 September 2018.	Not Triggered	Façade Tower CC5 and Podium CC8	Not Triggered	
B9	LANDSCAPING AND PUBLIC DOMAIN Prior to the issue of the relevant Construction Certificate, the Applicant must demonstrate to the Certifying Authority that the ground floor plane of the building and surrounding paving/public domain works suitably integrate with the alignment levels for Hickson Road, Waterman's Quay and the surrounding Stage 1B public domain (SSD 7944).	Not Triggered	Relates to the CC8	Not Triggered	
B10	LANDSCAPING AND PUBLIC DOMAIN Prior to the issue of the relevant Construction Certificate, landscape drawing(s) detailing all landscaped elements, including the rooftop and podium and public domain surrounding the building are to be submitted and approved by the Planning Secretary. The detailed design of the landscaping is to be generally consistent with the design expressed on the approved landscape drawings approved in Condition A2 and Stage 1B public domain drawings (SSD 7944).	Not Triggered	Relates to the CC8	Not Triggered	
B11	FOOTPATH DAMAGE BANK GUARANTEE If not already obtained, a Footpath Damage Bank Guarantee to cover the site frontage and areas of the public domain which may be damaged must be lodged with the relevant road authority. A suitable bank guarantee must be submitted in favour of the relevant road authority as security for repairing any damage to the public domain in the vicinity of the site.	Letter by Infrastructure NSW Dated 13 March 2020.	The relevant Road Authority is NSW (formerly BDA). A letter provided by the BDA dated 16 June 2017 confirms that the road authority waived the requirement for a Bank Guarantee under this condition because the works will replace all relevant footpaths with new footpaths and a security was not required. A copy of this has been issued to the PCA prior to the issue of Construction Certificate 1.	Compliant	
B12	FOOTPATH DAMAGE BANK GUARANTEE The guarantee must be lodged with the relevant road authority prior to issue of the relevant Construction Certificate.	Letter by Infrastructure NSW Dated 13 March 2020.	The relevant Road Authority is NSW (formerly BDA). A letter provided by the BDA dated 16 June 2017 confirms that the road authority waived the requirement for a Bank Guarantee under this condition because the works will replace all relevant footpaths with new footpaths and a security was not required. A copy of this has been issued to the PCA prior to the issue of Construction Certificate 1.	Compliant	
B13	LIGHTSPILL Prior to the issue of the relevant Construction Certificate, a Lighting and Light Spill Report (LLSR), including drawings and computer-generated imagery, shall be prepared in consultation with the Sydney Observatory and submitted to and approved by the Planning Secretary. The LLSR shall analyse the impact of proposed lighting and include recommendations and mitigation measures (where necessary) to minimise light spill impacts. The Applicant shall submit a copy of the approved LLSR with the application for the relevant Construction Certificate.	Not Triggered	Will be triggered at CC6	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
B14	PRE-CONSTRUCTION DILAPIDATION REPORT If not already prepared, the Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate or any works commencing whichever is earlier. A copy of the report must be forwarded to the Council and each of the affected property owners.	Construction Certificate CC1 , The additional dilapidation report prepared by Acumen Australia Consulting Engineers Pty Ltd (15th December 2021, and 20 February 2022)	Pre-Construction Dilapidation Survey Reports were prepared and submitted prior to construction of the Block 4 remediation works SSD5897. As the Remediation, Basement (SSD 6960) and Infrastructure and the Towers works are a continuous sequence of works, the same dilapidation reports have been adopted for the R4A (SSD 6964), R4B (SSD6965) Towers. However, prior to the commencement of R5, additional dilapidation surveys to be carried out as there has been works surrounding the precinct that has been completed and updated. The additional dilapidation report prepared by Acumen Australia Consulting Engineers Pty Ltd (15th December 2021, and 20 February 2022) has been to the Council via the planning portal. The report was submitted to the Certifying Authority McKenzie Group prior to issue of Construction Certificate 1 Core Structure to RL 8.1m.	Compliant	
B15	STRUCTURAL DETAILS Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the Certifying Authority, the relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clause of the BCA; and (b) the Development consent	Construction Certificate CC1 & CC2 sighted (details below)	CC1 in place and includes required information	Compliant	
B16	SCHEDULE OF MATERIALS Prior to the issue of the relevant Construction Certificate details of materials used in the development (that have been certified by Renzo Piano) shall: (a) to be submitted to the Planning Secretary (b) be approved by the Planning Secretary (c) include (i) a list of the final schedule of materials (ii) 1sqm sample boards for the facade cladding , glazing, fixings and signage (iii) computer generated imagery and other visual supporting documentation (iv) plans and elevations indicating the location of materials on the building (v) confirmation of the process/methods in arriving at the final chosen schedule of materials (vi) any other information deemed necessary to justify the schedule of materials	Not Triggered	Façade Tower CC5 and Podium CC8	Not Triggered	
B17	REFLECTIVITY The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light of 28 per cent and shall be designed to minimise glare. A report/statement demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate.	Not Triggered	Façade Tower CC5 and Podium CC8	Not Triggered	
B18	MECHANICAL VENTILATION All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	Not Triggered	Relates to CC5	Not Triggered	
B19	MECHANICAL VENTILATION The mechanical exhaust system for the retail floorspace is to be designed to be capable of accommodating exhaust requirements in accordance with relevant Australia Standards, in order to allow for the event that the tenancy is approved for future use as a food premises or other use which requires mechanical exhaust. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered	
B20	BASIX CERTIFICATION The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 649695M_04 649695M_06 649695M_08 , and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.	Not Triggered	Relates to CC5	Not Triggered	
B21	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) The building must incorporate all design, operation and construction measures as identified in the ESD Report, prepared by Lend Lease, dated 28 August 2018. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
B22	SUSTAINABILITY RATING The building must be designed to achieve a minimum 5 Star Green Star rating under the Design & As Built Green Building Council of Australia Rating Tool. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating compliance with this requirement. Minor amendments to the detailed design required to adapt the building to achieve 5 Star Green Star certification may be submitted to and approved by the Planning Secretary prior to the issue of the relevant Construction Certificate. Any minor amendments to the detailed design must be demonstrably associated with the green star certification process.	Not Triggered	Relates to CC5, CC6 CC4,	Not Triggered	
B23	SYDNEY WATER REQUIREMENTS An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Construction Certificate.	Construction Certificate CC1, A Notice of Requirements was issued by Sydney Water 27/03/2020 (reference NA50613044).	An Application was made under Section 73 to Sydney water. A Notice of Requirements was issued by Sydney Water 27/03/2020 (reference NA50613044). A copy of this has been issued to the PCA prior to the issue of Construction Certificate 1.	Compliant	
B24	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS (NON-RESIDENTIAL USES) All toilets installed within the non-residential components of the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate being issued for above ground works.	Not Triggered	Relates to CC5	Not Triggered	
B25	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS (NON-RESIDENTIAL USES) All taps and shower heads installed within the non-residential components of the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate for services and finishes works.	Not Triggered	Relates to CC5	Not Triggered	
B26	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS (NON-RESIDENTIAL USES) New urinal suites, urinals and urinal flushing control mechanisms installed within the non-residential components of the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). Details are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered	
B27	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS (NON-RESIDENTIAL USES) Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered	
B28	NUMBER OF CAR PARKING SPACES The maximum number of car parking spaces to be provided for the development is 143, of which a minimum of 9 shall be for Key Worker Housing. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC6	Not Triggered	
B29	CAR PARK AND SERVICE VEHICLE LAYOUT Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate: (a) all vehicles should enter and leave the site in a forward direction; (b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) must be in accordance with AS 2890.1-2004, AS2890.6 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage; (c) appropriate pedestrian advisory signs are to be provided at the egress from the car park; (d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; (e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS; and (f) the basement and loading docks must be designed to enable Council's 9.25 m rigid vehicle garbage trucks to service the buildings. A minimum vertical clearance of 4 m must be provided. The vehicle turntable is to have a minimum capacity of 30 tonnes.	Not Triggered	Relates to CC6	Not Triggered	
B30	NUMBER OF BICYCLE PARKING SPACES The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC6	Not Triggered	
B31	FACILITIES FOR CYCLISTS The layout, design and security of bicycle facilities, either on-street or off-street, must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015 except that: (a) all bicycle parking for occupants of residential buildings (non-KWH) must be Class A bicycle facilities. Notwithstanding Class A, bicycle lockers may also be designed to allow for stand up / hanging storage of bicycles; (b) all bicycle parking for Key Worker Housing must be Class B bicycle facilities; and (c) all bicycle parking for staff / employees of any other land uses must be Class B bicycle facilities.	Not Triggered	Relates to CC6	Not Triggered	
B32	FACILITIES FOR CYCLISTS The retail units shall be afforded access to the secure bicycle parking area and end-of-trip facilities.	Not Triggered	Relates to CC6	Not Triggered	
B33	FACILITIES FOR CYCLISTS Storage, change room and shower facilities for use by retail employees shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC6	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status		Non-Compliance Observation reference Recommendations
				Compliant / Non compliant Not triggered	OR	
B34	FACILITIES FOR CYCLISTS Appropriate way finding signage shall be displayed indicating the way to the bicycle facilities.	Not Triggered	Relates to CC6	Not Triggered		
B35	STORAGE AND HANDLING OF WASTE The design of facilities for the storage and handling of operational waste must comply with the requirements of City of Sydney Policy for Waste Minimisation in New Developments 2005. Details are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.	Not Triggered	Relates to CC6	Not Triggered		
B36	ADAPTABLE HOUSING Prior to issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed to accommodate a minimum of 21 apartments (both Key Worker Housing and non-Key Worker Housing) as adaptable residential units and that the requirements are referenced on the relevant Construction Certificate drawings. In addition, information shall be provided confirming: (a) the required number of units are able to be adapted for people with a disability in accordance with the BCA; and (b) compliance with Australian Standard AS4299 – Adaptable Housing.	Not Triggered	Relates to CC6	Not Triggered		
B37	UNIVERSAL DESIGN Prior to issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed to accommodate a minimum of 20 per cent of the total number of Key Worker Housing and a minimum of 20 per cent of the total number of non-Key Worker Housing units incorporating the Liveable Housing Guideline's silver level universal design features and that the requirements are referenced on the relevant Construction Certificate drawings.	Not Triggered	Relates to CC6	Not Triggered		
B38	ACCESS FOR PEOPLE WITH DISABILITIES Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	Not Triggered	Relates to CC6	Not Triggered		
B39	SANITARY FACILITIES FOR DISABLED PERSONS The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	Not Triggered	Relates to CC6	Not Triggered		
B40	OUTDOOR LIGHTING All outdoor lighting within the site shall comply with, where relevant, <i>AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting</i> . Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered		
B41	MECHANICAL PLANT NOISE MITIGATION Details of noise mitigation measures for all mechanical plant are to be detailed on the Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Noise Policy for Industry is required to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC5	Not Triggered		
B42	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) To minimise the opportunity for crime in accordance with CPTED principles, the relevant recommendations provided in the CPTED Reports prepared by Harris Crime Prevention Services, dated February 2017 and 15 August 2018 must be demonstrated on the architectural plans prior to the issue of the relevant Construction Certificate.	Not Triggered	Relates to CC6	Not Triggered		
B43	TACTILE GROUND SURFACE INDICATORS AND HANDRAILS The surface of any material used or proposed to be used for the paving of the colonnade, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) <i>'Slip resistance classification of new pedestrian surface materials'</i> .	Not Triggered	Relates to CC7	Not Triggered		
B44	TACTILE GROUND SURFACE INDICATORS AND HANDRAILS All tactile ground surface indicators, handrails and other elements required to provide access into the building/property, must be located entirely within the private property boundary.	Not Triggered	Relates to CC7	Not Triggered		
Prior to Commencement of Works						
C1	NOTIFICATION OF COMMENCEMENT The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.		Notification was issued 2 week prior to commencement	Compliant		
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Notification was issued 2 week prior to commencement	Compliant		

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant Not triggered	Non-Compliance Observation reference Recommendations
C3	ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	https://www.barangaroosouth.com.au/community/community-updates/construction-updates/	Website contained a great deal of documentation relating to the project however the latest Mod 3 has not been up loaded and other plans have not been made available on the R5 Watermans Residences website. Information and plans (CCMP, AQOMP) which are common to other developments being undertaken under separate SSDA's are not available or linked.	Non Compliant	NC01 Update website to documentation as listed under this SSDA , reference to a link to https://www.planningportal.nsw.gov.au/major-projects/projects/barangaroo-residential-building-r5 , would remove the need to update the webpage with any additional documentation made in the future.
C4	COMPLIANCE REPORTING A Pre-Construction Compliance Report must be prepared for the development, and submitted to the PCA for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.	Pre-Construction Compliance Report sited.	Submitted 2 weeks prior to commencement	Compliant	
C5	COMPLIANCE REPORTING The Pre-Construction Compliance Report must include: (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (b) the expected commencement date for construction.	Pre-Construction Compliance Report sited.	Submitted 2 weeks prior to commencement . Construction started on the 12 April 2022	Compliant	
C6	COMPLIANCE REPORTING Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Planning Secretary.	Not triggered		Not Triggered	
C7	COMPLIANCE REPORTING The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring; (b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; (c) details of any review of the CFEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; (d) a register of any modifications undertaken and their status; (e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; (f) a summary of all incidents notified in accordance with this consent; and (g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Not triggered	Every six months	Not Triggered	
C8	INDEPENDENT ENVIRONMENTAL AUDIT No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information.	Construction commenced on the 12 April 2022 LL engaged EMM Consulting Pty Ltd Jan 2022 to provide a program of independent environmental audits to be undertake in accordance with AS/NZS ISO 19011-2014 Program supplied via SSD portal on 15/2/22.	In accordance with Conditions C8-C12 of the State Significant Development (SSD) approval no. SSD-6966 and the Independent Audit - Post Approval Requirements May 2020 (DPIE). LL nominated EMM Consulting Pty Ltd as the Independent Environmental Auditor (IEA).	Compliant	
C9	INDEPENDENT ENVIRONMENTAL AUDIT The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.	Program supplied via SSD portal on 15/2/22.	The scope of each audit has been defined in the program and will be completed once in each cycle (26 weeks)	Compliant	
C10	INDEPENDENT ENVIRONMENTAL AUDIT The environmental audit program prepared and submitted to the Planning Secretary in accordance with Conditions C8 and C9 above must be implemented and complied with for the duration of the development.	Program supplied via SSD portal on 15/2/22.	The environmental audit program has been prepared and submitted to the Planning Secretary in accordance with Conditions C8 and C9. This will be implemented for the duration of the development	Compliant	

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<https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
C11	INDEPENDENT ENVIRONMENTAL AUDIT All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; (b) assesses whether the development is complying with the terms of this consent; (c) reviews the adequacy of any document required under this consent; and (d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Auditor nomination provided via SSD portal 15/2/22		Compliant	
C12	INDEPENDENT ENVIRONMENTAL AUDIT Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary. Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.	This audit	This IEA will supply the Project with an assessment of compliance with the CoA and approved plans.	Compliant	
C13	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN An updated Community Consultation and Engagement Plan shall be prepared prior to the commencement of works and shall include how notification of residents and complaints associated with the proposal will be managed.	BARANGAROO SOUTH: ONE SYDNEY HARBOUR BUILDING R5 COMMUNITY CONSULTATION STRATEGY November 2021 and https://www.barangaroosouth.com.au/community/community-updates/construction-updates/	Phone number, email and address available on the website for community engagement	Compliant	
C14	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN The updated Community Consultation and Engagement Plan must be implemented during the design and construction of the development and for a minimum of 12 months following the completion of construction.	BARANGAROO SOUTH: ONE SYDNEY HARBOUR BUILDING R5 COMMUNITY CONSULTATION STRATEGY November 2021 and https://www.barangaroosouth.com.au/community/community-updates/construction-updates/ https://www.planningportal.nsw.gov.au/major-projects/projects/barangaroo-residential-building-r5	The Community Consultation has occurred throughout the development and design of the Barangaroo South precinct. The 24 hour contact number has been available from the commencement of the project.	Compliant	
C15	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN The updated Community Consultation and Engagement Plan must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	BARANGAROO SOUTH: ONE SYDNEY HARBOUR BUILDING R5 COMMUNITY CONSULTATION STRATEGY November 2021 and https://www.barangaroosouth.com.au/community/community-updates/construction-updates/	The Community Consultation plan has been implemented - there is a 24 hour contact number, email address and an postal address to where enquiries can be directed.	Compliant	
C16	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN The updated Community Consultation and Engagement Plan must be submitted to the Planning Secretary for information no later than one month before the commencement of any work.	BARANGAROO SOUTH: ONE SYDNEY HARBOUR BUILDING R5 COMMUNITY CONSULTATION STRATEGY November 2021 and https://www.barangaroosouth.com.au/community/community-updates/construction-updates/	The updated Community Consultation Plan Nov 2021 has been supplied to the Planning Secretary and is available on the planning portal	Compliant	
C17	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN The updated Community Consultation and Engagement Plan must be implemented for a minimum of 12 months following the completion of construction.	Not Triggered	Not Triggered	Not Triggered	
C18	COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Copy of the Induction of was provided and reviewed.	The CoA are included in the induction as required	Compliant	
C19	COMPLAINTS AND ENQUIRIES PROCEDURE Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction: (a) a 1300 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted.	Project Web Site https://www.barangaroosouth.com.au/community/community-updates/construction-updates/	Complaint summaries are available on the web site	Compliant	
C20	CERTIFIED PLANS Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the PCA and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.	Construction Certificates CC1, CC2	Certified Plans have been presented and CC1 and CC2 have been issued	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

<https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant Not triggered	Non-Compliance Observation reference OR Recommendations
C21	<p>CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN Prior to the commencement of any works, the Applicant shall prepare an updated Construction Framework Environmental Management Plan (CFEMP) for Barangaroo South incorporating the development to be submitted to the EPA for review and submitted to the PCA. The CFEMP must:</p> <ul style="list-style-type: none"> (a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase; (b) describe all activities to be undertaken on the site during site establishment and construction of the development; (c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting; (d) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; (e) include specific consideration of measures to address any requirements of the Environmental Protection Agency (EPA) during site establishment and construction; (f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; (g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts; (h) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and (i) include arrangements for community consultation and complaints handling procedures during construction. In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail. <p>The CFEMP and any associated Sub-Plans should be revised:</p> <ul style="list-style-type: none"> (i) at each key stage of the works; (ii) in response to future development consents; (iii) in response to major changes in site conditions or work methods; and (iv) in support of licence variations as necessary. <p>A copy of the final CFEMP is to be provided to the Planning Secretary and the EPA.</p>	<p>CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN STAGE 1B REMEDIAION & CONSTRUCTION BARANGAROO SOUTH Appendix U Construction Framework EMP</p>	<p>The CFEMP is an over archiving plan that has been implemented throughout construction of the Barangaroo Towers</p>	<p>Compliant</p>	
C22	<p>CONSTRUCTION PEDESTRIAN AND TRAFFICE MANAGEMENT SUB-PLAN Prior to the commencement of works, a Construction Pedestrian and Traffic Management Sub-Plan (CPTMP) prepared by a suitably qualified person shall be submitted to the PCA. The CPTMP should be prepared in consultation with INSW, the CBD Coordination Office, TNSW and TNSW (RMS).</p> <ul style="list-style-type: none"> (a) location of the proposed work zone(s); (b) location of any crane(s); (c) haulage routes; (d) construction vehicle access arrangements; (e) proposed construction hours; (f) estimated number of construction vehicle movements and detail of vehicle types, noting vehicle movements are to be minimised during peak periods; (g) details of construction activities and timing of these activities; (h) consultation strategy for liaison with surrounding stakeholders; (i) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction works; (j) cumulative construction impacts of projects including Sydney Light Rail Project, Sydney Metro City and Southwest and surrounding developments. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure coordination of work activities are managed to minimise impacts on the road network; and (k) should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts must be clearly identified and included in the CPTMP. <p>The Applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within TNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.</p> <p>A copy of the final CPTMP, to be endorsed by the CBD Coordination Office prior to the commencement of works, is to be provided to the Planning Secretary.</p>	<p>One Sydney Harbour Construction Pedestrian and Traffic Management Plan Barangaroo South N450613044 Prepared for Lendlease Building 02 November 2020</p>	<p>Documentation in place refers to the whole construction of the Barangaroo site. Gate H1 and H3 still relevant the construction at this stage of the program - both gates clearly marked. Pedestrian access is not obstructed and signage was in place for clear directions.</p>	<p>Compliant</p>	
C23	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN Prior to the commencement of works, an updated Noise and Vibration Management Sub-Plan for Barangaroo South prepared by a suitably qualified person shall be submitted to the EPA for review and submitted to the PCA. The Sub-Plan must be consistent with and adopt all recommendations of the Operational and Construction Noise and Vibration Report (prepared by Wilkinson Murray dated July 2016) and comply with Environment Protection Licence number 13336 (if active), where relevant. The Sub-Plan must establish Noise Management Levels for the closest residential properties, including the provision of reasonable and feasible noise mitigation measures. A copy must be provided to the Planning Secretary.</p>	<p>Appendix M R5 Operational Noise Vibration Report and ONE SYDNEY HARBOUR NOISE AND VIBRATION ENVIRONMENTAL MANAGEMENT SUB PLAN 10/02/2022 Issue No: 18</p>	<p>EPL (not active) Excavation is completed. Form work and scaffolding underway. Noise monitoring equipment in place</p>	<p>Compliant</p>	<p>OBS 01 The location of the noise monitoring equipment should be reconsidered. The current position is likely to be picking up traffic noise and possibly the kitchen extraction fan on the roof. Suggest - moving equipment to avoid interference and to provide suitable data to assess compliance.</p>

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
C24	AIR QUALITY AND ODOUR MANAGEMENT SUB-PLAN Prior to the commencement of works, an updated Air Quality and Odour Management Sub-Plan for Barangaroo South prepared by a suitably qualified person shall be submitted to the Environment Protection Authority (EPA) for review and submitted to the PCA. The Sub-Plan must comply with Environment Protection Licence number 13336 (if active), where relevant. A copy must be provided to the Planning Secretary.	ONE SYDNEY HARBOUR AIR QUALITY MANAGEMENT SUB PLAN 15/09/2021 Issue No: 3.0	EPL (not active) Excavation is completed. No obvious odours or dust emissions, Exit points clear, hoardings and shade cloth erected.	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
C25	WASTE MANAGEMENT SUB-PLAN Prior to the commencement of works, an updated Waste Management Sub-Plan for Barangaroo South prepared by a suitably qualified person shall be submitted to the EPA for review and submitted to the PCA. A copy must be provided to the Planning Secretary.	ONE SYDNEY HARBOUR WASTE MANAGEMENT SUB PLAN 11/01/2022 Rev: 18	Waste was being managed on site - all bin areas where being used appropriately, and site was clean of rubbish	Compliant	
C26	WATER AND STORMWATER MANAGEMENT SUB-PLAN Prior to the commencement of works, an updated Water and Stormwater Management Sub-Plan (WSMSP) for Barangaroo South prepared by a suitably qualified person shall be submitted to the EPA and DPIE for review and submitted to the satisfaction of the Certifying Authority. The WSMSP must ensure that any effluents/liquid waste streams associated with the development that are directed to the site Wastewater Treatment Plant (WTP) would be sufficiently treated to ensure: (a) compliance with the relevant concentration limits required by Environment Protection Licence No. 13336 (if active) prior to discharge to Sydney Harbour; and/or (b) compliance with the relevant requirements of an executed Trade Waste Agreement with Sydney Water Corporation prior to discharge to sewer. The WSMSP shall include a suitable short period intensive monitoring program to characterise key pollutants in liquid waste inflows to and discharges from the WTP associated with the development to ensure this waste is treated to an acceptable level. A copy of the WSMSP must be provided to the Planning Secretary.	ONE SYDNEY HARBOUR WATER & STORMWATER MANAGEMENT SUB PLAN 11/01/22 REVISION No: 18	EPL (not active) This site is relatively small compared to the two adjoining Barangaroo construction sites. At present all water is being managed in the adjoining Barangaroo construction sites	Compliant	
C27	CRANES Construction cranes may be required to operate at a height significantly higher than that of the approved building and consequently, may not be approved under the Airports (Protection of Airspace) Regulations 1996. Separate approval must therefore be sought under the Airports (Protection of Airspace) Regulations 1996, prior to the commencement of works, for any cranes required to construct the building.	Not Triggered	No cranes in place at the time of the audit	Not Triggered	
C28	UTILITY SERVICES Prior to the commencement of the relevant works, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.	CC1	Consultation with utility provided sighted	Compliant	
C29	UTILITY SERVICES Prior to the commencement of the relevant works, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	CC1	Consultation with utility provided sighted	Compliant	
C30	ENVIRONMENTAL PROTECTION LICENCE Prior to the commencement of works, the Applicant must ensure that the existing Environmental Protection Licence (EPL) (if active) issued to the Barangaroo Delivery Authority is varied (if required), to reflect and permit the works conducted on site. All works undertaken on site must be done in a manner which ensures compliance with EPL conditions at all times.	Environment Protection Licence No. 13336 (Not active)	EPL license No 13336 revised on 25 October 2018. This has since been surrendered – Approval of the Surrender of Licence no 13336 17th October 2019.	Not Triggered	
C31	CONTACT TELEPHONE NUMBER Prior to the commencement of the works, the Applicant shall forward to Council and the Department a 24-hour telephone number to be operated for the duration of the construction works.	Project Website	Phone: 1300 039 733 (24 hour information line) Email: barangaroosouth@lendlease.com Post: Locked Bag 1, Millers Point NSW 2000	Compliant	
C32	HOARDINGS A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road and such application is to include: (a) architectural, construction and structural details of the design as well as proposed artwork; and (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.	Construction Certification CC1 & CC2 sighted (details below) refer to photos taken on the day of the audit.	Hoardings in place as required	Compliant	
C33	BARRICADE PERMIT Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.	Not Triggered		Not Triggered	
C34	TRAFFIC WORKS Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with TINSW (RMS) Technical Directives and must be referred to and agreed to by the Local Pedestrian, Cycling and Traffic Calming Committee prior to any work commencing on site.	Not Triggered		Not Triggered	
During Construction					
D1	DEMOLITION Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.	Not Triggered - no demolition at this stage of the project - building is now being built from the ground up.		Not Triggered	
D2	CONSTRUCTION HOURS Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7.00 am and 7.00 pm, Mondays to Fridays inclusive; and (b) between 7.00 am and 5.00 pm, Saturdays.	Signage in place site Induction, CNVMP	Hours presented on the signage at the entrance to the construction site - no complaints received.	Compliant	
D3	No work may be carried out on Sundays or public holidays.	Induction, CNVMP	Hours of works included in induction, CNVMP	Compliant	
D4	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	CNVMP	Section 2 contains these requirements	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status		Non-Compliance Observation reference
				Compliant / Non compliant Not triggered	OR	
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered		Not Triggered		
D6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday; (b) 2.00 pm to 5.00 pm Monday to Friday; and (c) 9.00 am to 12.00 pm, Saturday.		These activities were not being undertaken during this phase of project	Not Triggered		
D7	IMPLEMENTATION OF MANAGEMENT PLANS The Applicant shall ensure that the requirements of all environmental management sub-plans required by Part C of this consent are implemented during construction.	Approved Plans in place as required	The construction site is working under the CoA. We have not been made aware of any complaints	Compliant		
D8	The CPTMP sub-plan approved under Condition C22 shall be implemented during construction except where modified below: (a) under the current legislation the use of lengthy vehicles in the CBD is prohibited within certain time frames. All lengthy vehicles must comply with this regulation as stipulated in the NSW Road Rules. A map indicating the prohibited area and definitions of lengthy vehicles are included in the Road Rules; (b) personnel using stop/slow signage are not permitted in Hickson Road or Sussex Street on weekdays between the hours of 7.00 am and 9.00 am and 4.00 pm and 7.00 pm. However, personnel using stop/slow signage will be permitted on Hickson Road, north of the intersection of Hickson Road and Napoleon Street, when it is required to ensure safe truck access at designated site access points, provided that vehicle queue lengths generated as a result of the traffic control do not exceed more than six vehicles in either direction; (c) truck movements should be staged and coordinated to prevent trucks circling CBD streets whilst awaiting access to the site. There should be holding areas outside the CBD on the fringes or sufficient space within the site to store trucks and heavy vehicles; (d) truck movements to and from the site associated with the development must be minimised as far as practicable during the PM peak period; (e) where possible, trucks must avoid driving over areas of the site that have already been excavated, validated or re-instated to prevent cross contamination; (f) all trucks associated with the development must have their loads covered or secured to ensure trucks do not track material onto the public road network; and (g) all trucks must be decontaminated in the wheel wash areas before exiting the site.	One Sydney Harbour Construction Pedestrian and Traffic Management Plan Barangaroo South NA50613044 Prepared for Lendlease Building 02 November 2020	The plan was being implemented as required at the time of the audit. Observations showed compliance with crane movements for deliveries, no stop/slow signage present during times noted, no circling of trucks observed, all truck movements had loads covered, water washdown not required - site is sealed concrete throughout, exit and entry to the site was clean no material being tracked onto the roads.	Compliant		
D9	CONSTRUCTION NOISE AND VIBRATION MOVEMENT The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CFEMP and CNVMP.	CNVMP Issue 18 10/2/22	Project undertaken in accordance with this approved plan	Compliant		
D10	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in the NSW Noise Policy for Industry), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels	CNVMP Issue 18 10/2/22	No noise of this type was occurring at the time of the inspection. Plan includes noise management levels (Appendix 4) from approval.	Compliant		
D11	The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	Not Triggered	No noise levels predicted to be in excess of highly noise affected levels	Not Triggered		
D12	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in the CFEMP.	CNVMP Issue 18 10/2/22	Piling completed	Compliant		
D13	Vibration caused by construction at any residence or structure outside the subject site must be limited to: (a) for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2- 1993 Evaluation and Measurement for Vibration in Buildings; (b) for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure; (c) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment; and These limits apply unless otherwise outlined in the CNVMP Sub-Plan.	CNVMP Issue 18 10/2/22	Plan includes these requirements. No activities of this sort being undertaken at the time of the audit.	Compliant		
D14	APPROVED PLANS TO BE ON-SITE A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the PCA.	Website, Computer system	Plans can be accessed from the intel project portal and on the planning portal on line	Compliant		
D15	SITE NOTICE A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (a) the notice is to be able to be read by the general public; (b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.	Site inspection	Some signage had been temporarily removed from the site boundaries at the time of the audit to allow access for a crane, hoarding and signage had not been replaced at the time of the audit.	Non Compliant	NC02	Site notices are to be replaced along with the hoarding to ensure compliance with this condition.
D16	DISPOSAL OF SEEPAGE AND STORMWATER Any seepage or rainwater collected on-site during construction shall be managed in accordance with the Water and Stormwater Management Sub-Plan.	CWSMP	Any water collected on site is treated at the adjoining larger construction site to a WTP.	Compliant		

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
D17	COVERING OF LOADS All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	CPTMP	Trucks observed entering and leaving site were covered as required.	Compliant	
D18	VEHICLE CLEANSING Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	CPTMP	Site is completely sealed, no material was observed being tracked onto the roads.	Compliant	
D19	WASTE MANAGEMENT Notwithstanding the Waste Management Sub-Plan referred to in Condition C25, the Applicant must ensure that: (a) construction waste should be managed generally in accordance with the EPA's brochure entitled "Know your responsibilities: managing waste from construction sites" and the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009 as well as the relevant waste management conditions attached to Environmental Protection Licence No. 13336 (if active); (b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; (c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; (d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (e) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and (f) concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.	ONE SYDNEY HARBOUR WASTE MANAGEMENT SUB PLAN 11/01/2022 Rev. 18	Waste was being managed on site - all bin areas where being used appropriately, and site was clean of rubbish	Compliant	
D20	STOCKPILE MANAGEMENT The Applicant must ensure that: (a) stockpiles of excavated material do not exceed 4 metres in height; (b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.	Not Triggered - excavation has been completed, the building is being constructed from the ground up.	Not Triggered	Not Triggered	
D21	DUST CONTROL MEASURES Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: (a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions; (b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; (c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour; (d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs; (e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material; (f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays; (g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and (h) cleaning of footpaths and roadways shall be carried out regularly.	Air Quality and Odour Management Plan Issue 3	No odours or dust were coming from the site, roads and paths around the site were clean	Compliant	
D22	NO OBSTRUCTION OF THE PUBLIC WAY The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	CPTMP	No obstructions observed during the audit	Compliant	
D23	DAMAGE TO THE PUBLIC WAY Any damage to the public way, including trees, footpaths, kerbs, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	CPTMP	All construction is contained within the hoarding	Compliant	
D24	PROTECTION OF STREET TREES All existing street trees to be retained are to be protected during construction.	CPTMP	Surrounding parkland was protected from the existing construction works.	Compliant	
D25	BUNDING The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements (if active) and/or EPA's Storing and Handling Liquids: Environmental Protection - Participants Handbook.	Waste Management Plan Rev 18	EPL (not active) No chemical storage was sighted during the inspection, due to crane erection site access was limited at the time of the inspection.	Compliant	
D26	EROSION AND SEDIMENT CONTROL All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Water & Stormwater Management Plan Revision 18	At the time the audit was undertaken it was raining and all sediment controls were working effectively.	Compliant	
D27	SETTING OUT OF STRUCTURES The building shall be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the PCA certifying that structural works are in accordance with the approved development application.	Construction Certificate C1 & C2	Buildings noted to be located generally as per requirement	Compliant	
D28	CONTACT TELEPHONE NUMBER The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	Contact phone number 1300 039 733	Website and signage contains contact details	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
D29	WATER QUALITY All works should be undertaken in a manner that ensures the protection of the water quality objectives and environmental values for Sydney Harbour estuarine waters in accordance with the following guideline documents: (a) NSW Water Quality Objectives; and (b) The Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000) for the environmental values under the ANZECC guidelines.	Water & Stormwater Management Plan Revision 18	All water discharges are managed through a WTP . The WTP has been designed to meet the requirements of these objectives. No exceedances were reported or observed.	Compliant	
D30	WATER DISCHARGES The Applicant must ensure that all surface water discharges from the site comply with: (a) Section 120 of the Protection of the Environment Operations Act 1997; or (b) the discharge limits (both volume and quality) set for the development Environment Protection Licence No. 13336 (if active), unless otherwise agreed to in writing by the EPA.	Water & Stormwater Management Plan Revision 18	All water discharges are managed through a WTP . The WTP has been designed to meet the requirements of these objectives. No exceedances were reported or observed.	Compliant	
D31	ROAD OCCUPANCY LICENCE A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of the road network. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.	Not Triggered		Not Triggered	
D32	Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the Subject Site.	Complaints Register	No complaints received to date of the the audit	Compliant	
D33	All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.	CNVMP	At the time of the audit was being undertaken there was no excess noise coming from the site	Compliant	
D34	SAFework NSW REQUIREMENTS To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	CC1, CC2, NVMP	Hoarding surrounded the complete construction site, exits and entry points were all signed and locked limiting public access.	Compliant	
D35	HOARDING/FENCING REQUIREMENTS The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and (b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.	CC1, CC2, NVMP	Hoarding surrounded the construction site Aboriginal art work covered the hoarding - no additional third party advertising was present - no graffiti present at the time of the inspection	Compliant	
D36	LOADING/UNLOADING DURING CONSTRUCTION The following requirements apply: (a) all loading and unloading associated with construction must be accommodated on-site; (b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities; and (c) the structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.	Site Inspection	All work is contained within the construction site boundary.	Compliant	
D37	DEMOLITION AND CONSTRUCTION VEHICLES All demolition and construction vehicles must be wholly contained within the site.	Site Inspection	All work is contained within the construction site boundary. No demolition being undertaken at the time of the site inspection. Demolition complete for this site.	Compliant	
D38	OPERATION OF PLANT AND EQUIPMENT 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.	Plant pre-start and service records sighted	Plant and equipment being used on site was observed to be in a proper and efficient condition	Compliant	
Prior to Occupation or Commencement of Use					
E1	OCCUPATION CERTIFICATE An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of the approved building.		Prior to Occupation or Commencement of Use	Not Triggered	
E2	GFA AND HEIGHT CERTIFICATION A Registered Surveyor is to certify that the GFA of the building does not exceed 49,458 m ² 21,425.3m ² and the height of the building does not exceed RL 107 m AHD. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of any Occupation Certificate.		Prior to Occupation or Commencement of Use	Not Triggered	
E3	Prior to the issue of any Occupation Certificate, a certified surveyor must provide written notification to the Sydney Airport Corporation Ltd (SACL) Airfield Design Manager of the finished height of the building.		Prior to Occupation or Commencement of Use	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
E4	<p>OPERATIONAL PLAN OF MANAGEMENT Prior to the occupation or commencement of use, a Key-Worker Housing Operational Plan of Management (OPM) shall be submitted to and approved by the Planning Secretary. The OPM must be prepared in consultation with a community housing provider. The OPM shall address (but not be limited to):</p> <p>(a) operational strategies for the proposed key worker housing, including management of any access easements proposed to be placed on title in favour of Key Worker Housing residents in any future subdivision of the building;</p> <p>(b) car parking arrangements for Key Worker Housing relating to levels of car sharing arrangements and persons with a disability</p> <p>(c) roles and responsibilities of key employees involved in the operation of the key worker housing;</p> <p>(d) management of Key Worker Housing communal areas and open spaces;</p> <p>(e) management of conflicts between vehicles accessing the site and pedestrian movements adjacent to the site; and</p> <p>(f) details of the largest vehicle accessing the site, and management of vehicles too large to service the development within the loading dock area (i.e. vehicles larger than a standard Medium Rigid Vehicle).</p> <p><u>(g) operational strategies for the proposed key worker housing, including management of any access easements proposed to be placed on title in favour of Key Worker Housing residents in any future subdivision of the building;</u></p> <p><u>(h) car parking arrangements for Key Worker Housing relating to levels of car sharing arrangements and persons with a disability</u></p> <p><u>(i) roles and responsibilities of key employees involved in the operation of the key worker housing;</u></p> <p><u>(j) management of Key Worker Housing communal areas and open spaces;</u></p> <p><u>(k) access, including lift access and lift outage arrangements, loading and unloading, security and staff management, emergency management/evacuation and incident response protocols, occupational health and safety, waste management, water management, wayfinding and signage, and lighting; and</u></p> <p><u>(l) community consultation and complaint management.</u></p> <p>A copy of the LDSVMP must be provided to the Planning Secretary. The Plan must be implemented by the Applicant following the issue of an Occupation Certificate.</p>		Prior to Occupation or Commencement of Use	Not Triggered	
E5	<p>ROAD DAMAGE 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/developer prior to the commencement of use (see also Condition E22).</p>		Prior to Occupation or Commencement of Use	Not Triggered	
E6	<p>LOADING DOCK AND SERVICE VEHICLE MANAGEMENT PLAN Prior to the issue of the relevant Occupation Certificate, a Loading Dock and Service Vehicle Management Plan (LDSVMP), prepared by a suitably qualified person in consultation with the TINSW CBD Coordination Office, must be submitted to the PCA. The LDSVMP must outline all measures to be implemented to ensure the safe and efficient operation of the loading dock and to minimise disruption to car park operation and the adjacent road network. The LDSVMP must include (but not be limited to):</p> <p>(a) loading bay management details including management of service vehicle movements during peak periods and impacts on traffic flow in Waterman's Quay;</p> <p>(b) management of access, queuing and incidents at the access to the basement and at the loading bays via the single driveway entry/exit towards the western end of Waterman's Quay, including details of alternate car parking locations and loading zones to redirect vehicles in the case of any extensive queuing at the access to the car park and loading dock, to ensure there is no requirement for any loading/service vehicles to wait on public streets to enter the site;</p> <p>(c) details of how the loading area will be managed and use by all building tenants;</p> <p>(d) management of Key Worker Housing communal areas and open spaces;</p> <p>(e) access, including lift access, loading and unloading, security and staff management, emergency management/evacuation and incident response protocols, occupational health and safety, waste management, water management, wayfinding and signage, and lighting; and</p> <p>(f) community consultation and complaint management.</p> <p>A copy of the LDSVMP must be provided to the Planning Secretary. The Plan must be implemented by the Applicant following the issue of an Occupation Certificate.</p>		Prior to Occupation or Commencement of Use	Not Triggered	
E7	<p>WATER AUTHORITY COMPLIANCE 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 the commencement of use.</p>		Prior to Occupation or Commencement of Use	Not Triggered	
E8	<p>UTILITY PROVIDERS 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.</p>		Prior to Occupation or Commencement of Use	Not Triggered	
E9	<p>REGISTRATION OF EASEMENTS Prior to the issue of the relevant Occupation Certificate, the Applicant shall provide to the PCA 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.</p>		Prior to Occupation or Commencement of Use	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status		Non-Compliance Observation reference Recommendations
				Compliant / Non compliant Not triggered	OR	
E10	POST-CONSTRUCTION DILAPIDATION REPORT Prior to the issue of the final 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 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 PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; (c) A copy of this report is to be forwarded to the Council and the Planning Secretary and each of the affected property owners.		Prior to Occupation or Commencement of Use	Not Triggered		
E11	STRUCTURAL INSPECTION CERTIFICATE A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier 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.		Prior to Occupation or Commencement of Use	Not Triggered		
E12	CPTED The relevant and reasonable CPTED recommendations for the development listed within the CPTED Report, prepared by Harris Crime Prevention Services, dated 15 August 2018 (as amended by Condition B42), must be fulfilled prior to the issue of the final Occupation Certificate.		Prior to Occupation or Commencement of Use	Not Triggered		
E13	LIGHT SPILL Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with all recommendations of the LLSR (see Condition B13).		Prior to Occupation or Commencement of Use	Not Triggered		
E14	TREE PLANTING, LANDSCAPING AND PUBLIC DOMAIN WORKS All tree planting, landscaping and public domain works approved by Condition A2, must be completed in accordance with the approved plans, including the revised detailed landscape plan (see Condition B10), prior to the issue of the relevant Occupation Certificate.		Prior to Occupation or Commencement of Use	Not Triggered		
E15	All public domain works and landscaping within the Building R5 boundary, and works relating to the raising of Hickson Road and surrounding public domain, are to be completed in accordance with the approved plans prior to the issue of the relevant Occupation Certificate.		Prior to Occupation or Commencement of Use	Not Triggered		
E16	ENVIRONMENTAL PERFORMANCE Prior to the issue of any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 649695M 04.		Prior to Occupation or Commencement of Use	Not Triggered		
E17	Prior to the issue of any Occupation Certificate, the Applicant is to provide to the PCA, documentation certifying the development has achieved a minimum 5 star Multi-Unit Residential v1 design tool rating as established by the Green Building Council of Australia.		Prior to Occupation or Commencement of Use	Not Triggered		
E18	All non-residential environmental commitments referred to in Conditions B24 to B27 for the development must be fulfilled prior to the issue of the relevant Occupation Certificate.		Prior to Occupation or Commencement of Use	Not Triggered		
E19	TRAVEL DEMAND MANAGEMENT PLAN Prior to the issue of any Occupation Certificate, an updated Travel Demand Management Plan for Barangaroo South prepared by a suitably qualified person incorporating the development shall be submitted to iNSW and Transport for NSW for review and submitted to the PCA.		Prior to Occupation or Commencement of Use	Not Triggered		
E20	The Plan must be consistent with the information contained in the Transport Management and Accessibility Plan, prepared by ARUP dated July 2016 and addendum letter prepared by Arup dated 11 July 2018, and outline all measures, including car sharing, to support sustainable modes of travel to Barangaroo and reduce car dependency. A copy must be provided to the Planning Secretary.		Prior to Occupation or Commencement of Use	Not Triggered		
E21	ECOLOGICALLY SUSTAINABLE DEVELOPMENT Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with the recommendations and principles highlighted within the ESD Report, prepared by Lend Lease, dated 28 August 2018 (see Condition B22).		Prior to Occupation or Commencement of Use	Not Triggered		
E22	DAMAGE TO PUBLIC AUTHORITY ASSETS 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/developer prior to the issue of the final Occupation Certificate (see also Condition E5).		Prior to Occupation or Commencement of Use	Not Triggered		
E23	MECHANICAL VENTILATION Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) Australian Standard AS1668 and other relevant codes; (c) the development consent and any relevant modifications; and, (d) any dispensation granted by the New South Wales Fire Brigade.		Prior to Occupation or Commencement of Use	Not Triggered		
E24	NUMBERING Prior to the issue of any Occupation Certificate, street numbers and the building name must be clearly displayed at either end of the ground level frontage in accordance with the Policy on Numbering of Premises within the City of Sydney. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.		Prior to Occupation or Commencement of Use	Not Triggered		
E25	Shops not having a direct street frontage must have their shop number clearly displayed and visible at all times on the shop front.		Prior to Occupation or Commencement of Use	Not Triggered		

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E26	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN Prior to the issue of an Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating the relevant recommendations provided in the CPTED Reports prepared by Harris Crime Prevention Services, dated February 2017 and 15 August 2018 have been implemented, in accordance with Condition B42.		Prior to Occupation or Commencement of Use	Not Triggered	
E27	WIND MITIGATION MEASURES Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with all wind mitigation recommendations of the Pedestrian Wind Environment Study, prepared by Windtech, dated 3 September 2018 (see Condition B8).		Prior to Occupation or Commencement of Use	Not Triggered	
E28	FIRE SAFETY CERTIFICATION Prior to the occupation or commencement of use of the development, a Fire Safety Certificate shall be obtained for all the 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 be prominently displayed in the building.		Prior to Occupation or Commencement of Use	Not Triggered	
E29	SANITARY FACILITIES FOR DISABLED PERSONS Prior to occupation and commencement of the use, details must be provided to the Certifying Authority demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the BCA and Condition B39.		Prior to Occupation or Commencement of Use	Not Triggered	
E30	BICYCLE AND FACILITIES FOR CYCLISTS CERTIFICATION Prior to the issue of the relevant Occupation Certificate, details shall be provided to the PCA demonstrating compliance with the approved number of bicycle spaces required under Condition B30 and facilities for cyclists required under Condition B31 to B34.		Prior to Occupation or Commencement of Use	Not Triggered	
E31	WASTE AND RECYCLING COLLECTION Prior to the issue of any Occupation Certificate and/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. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.		Prior to Occupation or Commencement of Use	Not Triggered	
E32	ACOUSTIC COMPLIANCE Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with all noise mitigation measures required under Condition B41 and to ensure the development achieves compliance with the requirements of the NSW Noise Policy for Industry and other guidelines applicable to the development.		Prior to Occupation or Commencement of Use	Not Triggered	
E33	EXTERNAL WALLS AND LADDING FLAMMABILITY Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of Condition B2. Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of Condition B2.		Prior to Occupation or Commencement of Use	Not Triggered	
E34	PROTECTION OF PUBLIC INFRASTRUCTURE 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.		Prior to Occupation or Commencement of Use	Not Triggered	
E35	COMPLIANCE REPORT Prior to the issue of any Occupation Certificate, the Applicant, or any party acting upon this approval, shall submit to the PCA a report addressing compliance with all relevant conditions of this Part.		Prior to Occupation or Commencement of Use	Not Triggered	
Post Occupation - During Operation					
F1	OPERATIONAL PLAN OF MANAGEMENT The OPM (see Condition E4) and all relevant plans must be fully implemented during use of the premises.		Prior to Occupation or Commencement of Use	Not Triggered	
F2	ANNUAL FIRE SAFETY CERTIFICATE The owner of the building shall certify to Council or the relevant authority every year that the essential services installed in the building for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.		Prior to Occupation or Commencement of Use	Not Triggered	
F3	EXTERNAL LIGHTING External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit evidence from an independent qualified practitioner, to the consent authority, demonstrating compliance in accordance with this condition.		Prior to Occupation or Commencement of Use	Not Triggered	
F4	STORAGE OF HAZARDOUS OR TOXIC MATERIAL Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110 per cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.		Prior to Occupation or Commencement of Use	Not Triggered	

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				Compliant / Non compliant Not triggered	OR	
F5	NOISE CONTROL - PLANT AND MACHINERY Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following: (a) transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy; (b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and (c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.		Prior to Occupation or Commencement of Use	Not Triggered		
F6	LOADING AND UNLOADING All loading and unloading operations associated with the site must be carried out: (a) in accordance with the LDSVMP (Condition E6) (b) within the confines of the site, at all times and must not obstruct other properties/units or the public way.		Prior to Occupation or Commencement of Use	Not Triggered		
F7	At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.		Prior to Occupation or Commencement of Use	Not Triggered		
F8	WASTE MANAGEMENT Waste Management shall be undertaken in accordance with the Waste Management Plan, prepared by Arup and dated July 2016, and Condition E31.		Prior to Occupation or Commencement of Use	Not Triggered		
F9	The storage and handling of waste associated with the premises must comply with Council's Policy for Waste Minimisation in New Developments 2005.		Prior to Occupation or Commencement of Use	Not Triggered		
F10	NO OBSTRUCTION OF THE PUBLIC WAY The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.		Prior to Occupation or Commencement of Use	Not Triggered		
F11	CAR PARKING ALLOCATION Accessible car parking spaces for people with mobility impairment are only to be allocated to Key Worker Housing or non-Key Worker Housing adaptable units. Where allocated to adaptable units, the unit(s) and car spaces must be assigned to the unit in any future strata subdivision of the building.		Prior to Occupation or Commencement of Use	Not Triggered		
F12	Tandem car parking spaces must be attached to the same unit.		Prior to Occupation or Commencement of Use	Not Triggered		
F13	USE OF COMMUNAL FACILITIES Use of the communal open space is restricted to residents and their guests of Building R4A, Building R4B and Building R5 only.		Prior to Occupation or Commencement of Use	Not Triggered		
F14	OUTDOOR FURNITURE Lightweight furniture is not permitted within communal open spaces and balconies unless securely attached to the floor slab. Use of loose glass-tops and lightweight sheets or covers is not permitted.		Prior to Occupation or Commencement of Use	Not Triggered		
F15	ANTI-GRAFFITI Where possible all ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed within 48 hours.		Prior to Occupation or Commencement of Use	Not Triggered		
F16	PLAN OF MANAGEMENT FOR LANDSCAPE MAINTENANCE Within six months of the issue of the final Occupation Certificate, a Plan of Management for the ongoing maintenance of landscaped areas within common communal areas is to be prepared and adopted by the Owners Corporation and Key Worker Housing provider.		Prior to Occupation or Commencement of Use	Not Triggered		
F17	COMPLIANCE REPORT The Applicant, or any party acting upon this approval, shall submit to the Department a report addressing compliance with all relevant conditions of this approval.		Prior to Occupation or Commencement of Use	Not Triggered		
Advisory Notes						
AN1	APPEALS The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.		Noted. No appeals to date	Not Triggered		
AN2	OTHER APPROVALS AND PERMITS The Applicant shall apply to Council or the relevant authority for all necessary permits including temporary structures, crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.		City of Sydney has been advised of the project and Management Plans have been approved. Permits and approvals are subject to the construction phase and responsibility of the principal contractor.	Compliant		
AN3	RESPONSIBILITY FOR OTHER CONSENTS/AGREEMENTS The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	CC1, CC2	Noted, all approvals in place as required	Compliant		
AN4	REQUIREMENTS OF PUBLIC AUTHORITIES Public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia, AGL, etc.) may have requirements in regard to the connection to, relocation or adjustment of services affected by the construction of the development.	CC1, CC2	All services have been connected for the purposes of construction CC1 & CC2	Compliant		
AN5	TEMPORARY STRUCTURES An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA.	Website	BCA Report can be found on the Project Website	Compliant		
AN6	Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.	CC1, CC2		Compliant		

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	EMM Compliance Status Compliant / Non compliant OR Not triggered	Non-Compliance Observation reference Recommendations
AN7	DISABILITY DISCRIMINATION ACT This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.		Site office can be accessed by all and accessed to the site can be provided as required.	Compliant	
AN8	FURTHER APPROVALS The following shall be subject of separate development applications to Council under Part 4 of the Act (except where exempt and complying development applies): (a) Fit-out and use of the retail tenancies (except for the public amenities) - the Applicant shall seek development consent prior to occupation and use of individual retail tenancies. Development applications for any food premises shall comply with the requirements of AS 4674 Design, Construction and Fit-out of Food Premises, The Food Act 2003 and Food Safety Standards. (b) The Applicant shall obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the National Code for the Construction and Fit-out of Food Premises. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the building(s) or commencement of the use.	Not Triggered		Not Triggered	
AN9	USE OF MOBILE CRANES The Applicant shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the PCA: (c) (For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes, permits must be obtained from Council: (i) at least 48 hours prior to the works for partial road closures which, in the opinion of the relevant road authority will create minimal traffic disruptions; and (ii) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of the relevant road authority, will create significant traffic disruptions. (d) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7 am without the prior approval of the relevant authority.		Mobile crane was on site at the time of the inspection - Permits related to the use of the crane were sighted.	Compliant	
AN10	ROADS ACT 1993 A separate approval under Section 138 of the Roads Act 1993 is required to undertake any of the following: (e) erect a structure or carry out a work in, on or over a public road; (f) dig up or disturb the surface of a public road; (g) remove or interfere with a structure, work or tree on a public road; (h) pump water into a public road from any land adjoining the road; or (i) connect a road (whether public or private) to a classified road.		Work is confined to an within the hording area, public roads are not being obstructed.	Not Triggered	
AN11	COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.			Not Triggered	
AN12	This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of the Environment and Energy to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.			Not Triggered	
AN13	BUILDING PLAN APPROVAL You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).	CC1, CC2	All building plans have been approved prior to construction	Compliant	
AN14	WORKS AND SIGNPOSTING All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.	Project signage	Signage in place as required	Not Triggered	
Incident Notification Requirements					
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A20 or, having given such notification, subsequently forms the view that an incident has not occurred.	No incidents to reported		Not Triggered	
2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	No incidents to reported		Not Triggered	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

<https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

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3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No incidents to reported		Not Triggered	
4	4. The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	No incidents to reported		Not Triggered	

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