

SSD 6966 - One Sydney Harbour
Independent Environmental Audit #3
Residential Building R5 - Watermans Residences

Prepared for Lendlease

December 2023

SSD 6966 - One Sydney Harbour

Independent Environmental Audit #3

Residential Building R5 - Watermans Residences

Lendlease

E220014 RP3

December 2023

Version	Date	Prepared by	Approved by	Comments
0.1 Draft	06/10/2023	David Bone	David Bone	Draft for LL comment
1.0 Final	12/10/2023	David Bone	David Bone	Update for comments
2.0 Final	21/12/2023	David Bone	David Bone	Update for additional comment and reviews

Approved by



David Bone

Lead Auditor

21 December 2023

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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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Executive Summary

This independent environmental audit (IEA) was conducted in accordance with Condition C8 – C12 of development consent SSD 6966 dated 3 October 2019. The objective of the audit was to assess continual compliance with SSD 966 during the construction phase of the Project. The audit period covers the period 14 February 2023 to 16 August 2023. During the construction phase audits are carried out every 6mths in accordance with the approved audit schedule.

Consultation was undertaken as part of the audit process, DPE provided no response, no further consultation was requested at the time the audit was undertaken.

The site component of the audit was carried out on the 16 August 2023, site boundaries and hoarding were in place and well maintained, the building had progressed to level 18, façade treatments underway. The building is on track and is expected to be completed in 2024.

The findings of this audit are that the construction of the approved project is considered generally compliant with the SSD 6966 conditions.

One (1) non-compliance was noted in relation to Condition of Approval (CoA) A11 related to notification to DPE of management plan reviews following modifications and audits. No separate notification of the management plan reviews was provided to DPE after modifications were approved. No changes to management plans were required by modifications approved by the Department during the audit period. Future applications now propose to include a separate advice letter regarding management plan reviews which are undertaken regularly in accordance with CoA A11. As all audits were conducted with three months of a modification being approved no further non-compliance with this condition was noted.

The management and associated environmental programs in place were, within scope and adequately applied on site by Lendlease and its contractors for the stage of the Project.

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1 Introduction

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 twenty-two-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 of:

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

Barangaroo South development 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 is divided into three construction stages:

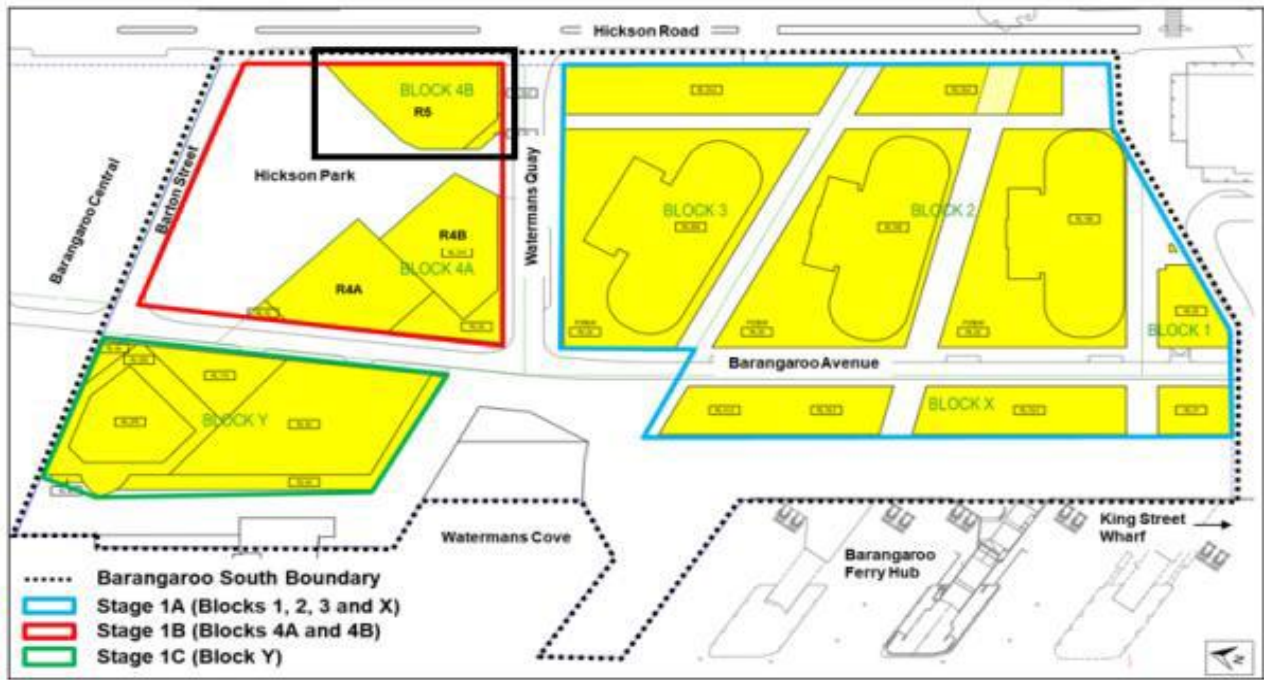
- Stage 1A (Blocks 1, 2, 3 and X), including a mixture of mid and high-rise (from RL 25 up to RL 209) building envelopes for commercial towers, residential and retail buildings;
- Stage 1B (Blocks 4A and 4B), comprising three tower building envelopes (R4A, R4B and R5) for mixed residential use (heights ranging from RL 107 up to RL 250), Hickson Park public open space and Stage 1B shared basement; and
- 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 forty-eight key worker housing (KWH) apartments.

EMM Consulting (EMM) has been engaged by Lendlease and approved by DPE to undertake independent environmental audit(s) (IEA) of the construction of the residential building known as R5. These independent environmental audits are required under conditions of approval (C8 to C12) of the SSD 6966 project.

The audit program was 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, approved and is now being implemented.

This Independent Environmental Audit (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. This IEA covers the period from 14 February 2023 to 16 August 2023, during the construction phase audits are planned to occur every 6mths in accordance with the approved audit schedule.



Source: SSD Modification Assessment Report DPIE August 2021

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

1.2 Audit Team

The audit was conducted by EMM Consulting (EMM), approved lead auditor David Bone on 16 August 2023. David Bone has signed the independent audit report declaration in Appendix A.

1.3 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 also determined compliance with the requirements of the Project’s approved supporting documentation including management plans, monitoring and reporting requirements. Finally, the IEA has assessed the overall effectiveness of environmental management at the Project through the site-based audit.

1.4 Audit scope

Condition C8 – C12 of the SSD-6966 approvals requires:

A program of independent environmental audits 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.

The audit cycle is to be undertaken every six months, in accordance with the approved audit program and each compliance requirement will be addressed as required by Condition C9.

The audit program has been approved for the development and 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.”

Auditor approval is contained in Appendix A along with an audit report declaration of independence.

In accordance with Condition C12 this audit report contains recommendations, and time frames for which actions should be implemented where identified and required.

1.5 Audit Period

The audit period for this IEA is from 14 February 2023 to 16 August 2023.

Due to public holidays and staff leave over the Christmas break, the IEA#2 audit was required to be moved to February 2023.

2 Audit methodology

In accordance with Condition C8 an audit program has been developed within the Independent Audit Post Approval Requirements (DPIE 2020) and in reference to AS/NZS ISO 19011.2014- Guidelines for Auditing Management Systems. The program was submitted to the Planning Secretary on the 15 February 2022 and following revisions was accepted on 21 February 2022.

2.1 Selection and endorsement of audit team

This is an ‘independent’ audit; the auditor(s) must be endorsed by the Secretary of the Department of Planning and Environment (DPE) (formerly known as the Department of Planning, Industry and Environment DPIE) prior to conducting the audit. A statement of their independence from the project was submitted to DPE and approval was obtained by Lendlease prior to the audit schedule commencing.

2.2 Independent Audit Scope development

The scope of this IEA was developed in accordance with the NSW Independent Audit - Post approval requirements, the conditions of approval have been listed in Appendix C and are used as the basis for this audit.

An audit schedule was prepared for the project and provided to Lendlease prior to the audit. The site activities and key documentation was reviewed on site, with further documentation requested following a site inspection on 16 August 2023 to ensure compliance is being implemented on site in accordance with the conditions and management plans.

The draft audit schedule is shown in Table 2.1. Where actions can be completed earlier, the timeframe for finalisation of the audit can be brought forward.

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 – document review (request further documentation if required)	█	█						
3. Agency consultation – email and follow up calls		█						
4. Site Inspection – including interviews		█						
5 Data analysis, preparation draft audit report			█	█	█			
6. Site responses to issues raised					█	█	█	
7. Closing meeting to discuss draft audit report							█	█
8. Preparation of final audit report								█

2.3 Compliance evaluation

Compliance evaluation of the Project was undertaken firstly via a desktop review of publicly available documentation, a site inspection and interviews and a request for information to review evidence of management plan implementation. A site visit was undertaken on 16 August 2023 to ensure that activities are being undertaken in accordance with the approved plans are that mitigation measures are being implemented on site in accordance with approved management plans. Site personnel were interviewed during the site inspection to ensure they understand their role in relation to the compliance requirements for the project.

2.4 Site interviews

A desktop review was undertaken prior to the site visit and site interviews undertaken to ensure that the site personnel are aware of their roles and the requirements of the conditions.

Discussion points raised during the interviews:

- modification to the development
- construction updates;
- complaints; and incidents and how they have been handled;
- monitoring requirements and data;
- daily / weekly inspections;
- waste removal; and
- incident reporting requirements.

2.5 Site inspection

On the 16 August 2023 a site inspection of the Project was undertaken. The audit team was escorted by Lendlease representatives during the inspection. Key site personnel that were involved in the site inspection:

- Jenny Chung – Design Manager – Lendlease

The site inspection was undertaken on foot through the following areas:

- external areas of the project including Hickson Park;
- publicly accessible areas surrounding the project – Barton St, Hickson Rd and Waterman’s Quay;
- a perimeter walk around the construction site focusing on hoarding, parking, public walkways, entry and exit points; and
- site office compound area.

Appendix B includes photographs taken during the site inspection.

2.6 Consultation

Consultation was undertaken with DPE during the audit to ensure that they were given the opportunity to raise concerns in relation to the project. Consultation letters / emails have been included in Appendix D at the time that the audit report was completed no additional feedback was received.

No additional consultation was requested by DPE for this audit.

2.7 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, which is consistent with specific advice from DPE 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 provide observations and notes, 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 issued by McKenzie Group
- Community Consultation Strategy - Building R5 November 2021
- Construction Traffic Management Plan – November 2020
- Waste Management Sub Plan – January 2022
- Water & Stormwater Management Sub Plan - January 2022 Rev 18
- Construction Noise & Vibration Management Plan – February 2022
- One Sydney Harbour Environment, Health Safety Management Plan – September 2021
- Air Quality and Odour Management Sub Plan - Rev 22 Issue 3.0
- Post Approval letter -SSD 6966 Condition B13 - 20 September 2022
- Condition B13 - R5 Lighting and Light Spill Report
- Condition B4 External Walls and Cladding
- Condition B16 - Other_12082022_034631
- Condition B16 - R5 Materials and Finishes Report
- Condition B16 - Environmental Performance Letter
- Condition B16 - INSW Landowners Consent
- Condition B16 - SSD 6966 Condition B16 SA Request
- <https://www.planningportal.nsw.gov.au/major-projects/projects/barangaroo-residential-building-r5>
- <https://www.barangaroosouth.com.au/community/community-updates/construction-updates/>

3.2 Compliance performance

The IEA looked at the compliance requirements for the project:

- Lendlease personnel were able to answer the questions associated with the development approval and documentation and data to support compliance was ordered and easily accessible upon request. The site was in a clean and ordered state and considered generally compliant against conditions.
- One non-compliance was identified related to notification to DPE of management plan reviews undertaken as required by CoA A11.

Refer to Appendix C for the details of the conditions that apply to the project.

3.3 Summary of agency notices, orders, penalty notices or prosecutions

There were no notices, orders, penalty notices or prosecutions reported to the auditors or identified from searches undertaken during the audit period.

3.4 Previous audit areas of non-compliance / improvement recommendations

There were no non-compliances or improvement recommendations from the previous audit.

All non-conformances and observations from previous audits are closed.

3.5 EMP, Sub-plans and compliance documents

The Environmental Management Plans and sub plans have been developed in accordance with the conditions of consent. Compliance documentation has been established and shows correct implementation in accordance with the EMP and sub plan requirements.

A non-compliance was identified in relation to notification of management plan reviews to DPE as required under CoA A11.

3.6 Environmental performance

The project followed all conditions that have been triggered at this stage of the project. The site was well organised, site personnel were aware of the environmental requirements under the conditions of consent and how they related to their role on the project.

3.7 Consultation outcomes

Interface meetings are held by the site teams with stakeholders and approval groups, the meeting minutes are reviewed as part of the audit. The Department of Planning was advised of the scope of the audit, the department's response can be found in Appendix D; the request was to concentrate on the Conditions of Approval for the project and no additional consultation was requested.

3.8 Complaints

The project website lists complaints received during the life of the project; three complaints received in relation to noise. All complaints were addressed immediately and in accordance with the Community Consultation Plan.

Two complaints received related to noise One was due to noise created by chains on the jump forms (12/2/23) and one was related to echoing workers voices in the building (29/4/23).

Both were addressed satisfactorily by the project team and no further complaints related to noise or other issues were noted during the audit period.

3.9 Incidents

No reportable incidents have been recorded during the audit period.

3.10 Actual verses predicted environmental impacts

The project is being managed in accordance with the approved environmental management plans developed to mitigate environmental impacts. At this stage of the development the project is considered to be compliant with predicted impacts.

The building is going into its second year of construction and is expected to be completed late 2024.

3.11 Site interviews

All site personnel were aware of their environmental requirements for their roles on site. Section 2.5 above lists the site personnel involved in the site interviews.

3.12 Site Inspection

The focus of the inspection was to determine the implementation of mitigation measures contained in approved plans, visual inspection was undertaken to ensure compliance with the conditions of approval. No issues were noted during the site inspection.

4 Recommendations

4.1 Non-compliances

Areas of noncompliance that need to be addressed:

One non-compliance was noted in relation to Condition of Approval (CoA) A11 related to notification to DPE of management plan reviews following modifications and audits.

SSD6966 NC#1 A11- It was found that no notification of management plan reviews was provided to DPE as required by CoA A11 after modifications were approved.

No changes to management plans were required by modifications approved by the Department. In the future a separate notification will be completed under A11 submitted through the Planning Portal and the compliance email address regarding the management plan reviews undertaken in accordance with CoA A11. As all previous audits were conducted with three months of a modification being approved no further non-compliance with this condition was noted. The next management plan review will be due at the latest, three months following submission of this audit report, around mid-January 2024.

Submission of notification through the portal via the Major Projects proponent dashboard should be undertaken separately to provide a portal notification for this action. The Lodge Documents Tab and the compliance email should be used to provide the notification to the Department in writing of the relevant plans that were reviewed as a result of the matters contained in CoA A11.

4.2 Opportunities for improvement and recommendations

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

Nil

5 Conclusion

This audit considered a total of 212 conditions of approval for the construction 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, this is the third IEA undertaken for the Project. Of the 212 conditions, 73 were identified as not triggered as they relate to operation of the property, of the remaining 139 conditions, all were found to be non-compliant.

The total Barangaroo One Sydney Harbour project has several separate approvals across 3 main buildings, each building also has several stages. In addition, there are several modifications to SSD 6966 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. The project team has a thorough knowledge of the requirements of the approval and keeps a detailed compliance tracking tool up to date with all modifications and construction certificate information.

Based on the review of the documentation provided, and the site inspection that was undertaken on the 16 August 2023, the Project (SSD-6966) was considered generally compliant with the conditions of approval.

The one identified non-compliance related to provision of separate notifications of management plan reviews following modifications and audits under condition A11. Management plan reviews were undertaken however separate notification to DPE was not undertaken. This has been addressed in Section 4.1.


EMM would like to take the opportunity to thank the Lendlease's representatives involved in the audit process, we appreciate that the project team was aware of the environmental conditions, approvals and the management plans and sub plans for the project. This in turn makes the audit process run smoothly, we look forward to working with Lendlease throughout the remainder of this project.

Appendix A

Independent Audit Declaration Form

A.1 Independent Audit Declaration Form – Auditor – David Bone

Independent Audit Declaration

Project name	Barangaroo Residential Building R5 Independent Environmental Audit #2
Consent number	SSD-6966
Description of project	Construction, use and fit out of a 30-storey (RL 107) mixed-use building, including.
Proponent	Lend Lease (Millers Point) Pty Ltd
Date	12 October 2023
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant approval condition(s) of consent and in accordance with the <i>Independent Audit Post Approval Requirements</i> (Department 2020); the findings of the audit are reported truthfully, accurately, and completely; I have exercised due diligence and professional judgement in conducting the audit; I have acted professionally, objectively and in an unbiased manner; I am not related to any proponent, owner, or operator of the project neither as employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; neither I nor my employer have provided consultancy services for the audited development that were subject to this audit except as otherwise declared to the Department prior to the audit; and I have not accepted, nor intend to accept any inducement, commission, gift, or any other benefit (apart from fair payment for auditing services) from any proponent, owner or operator of the project, their employees, or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Note:</p> <p>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</p> <p>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).</p>	
Name of auditor	David Bone
Signature	
Qualification	<ul style="list-style-type: none"> Associate Diploma of Applied Science 1986 CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Appendix B

Site Photographs

B.1 Site photographs – Site audit – 16th August 2023



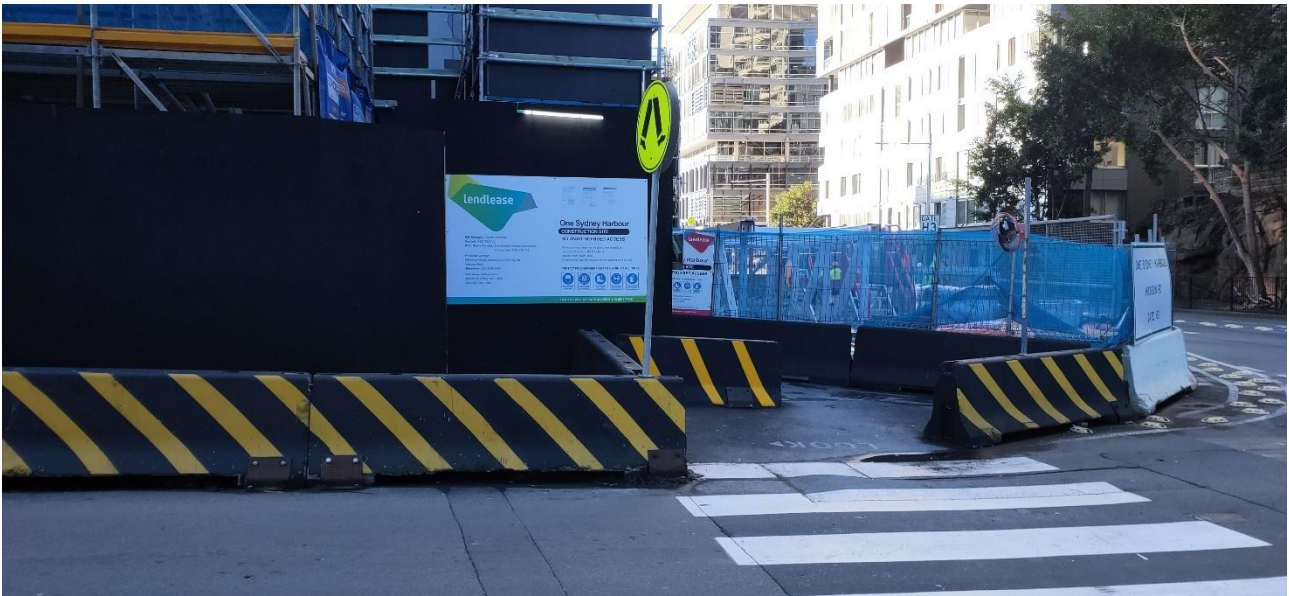
Photograph B.1 External building from Hickson Road



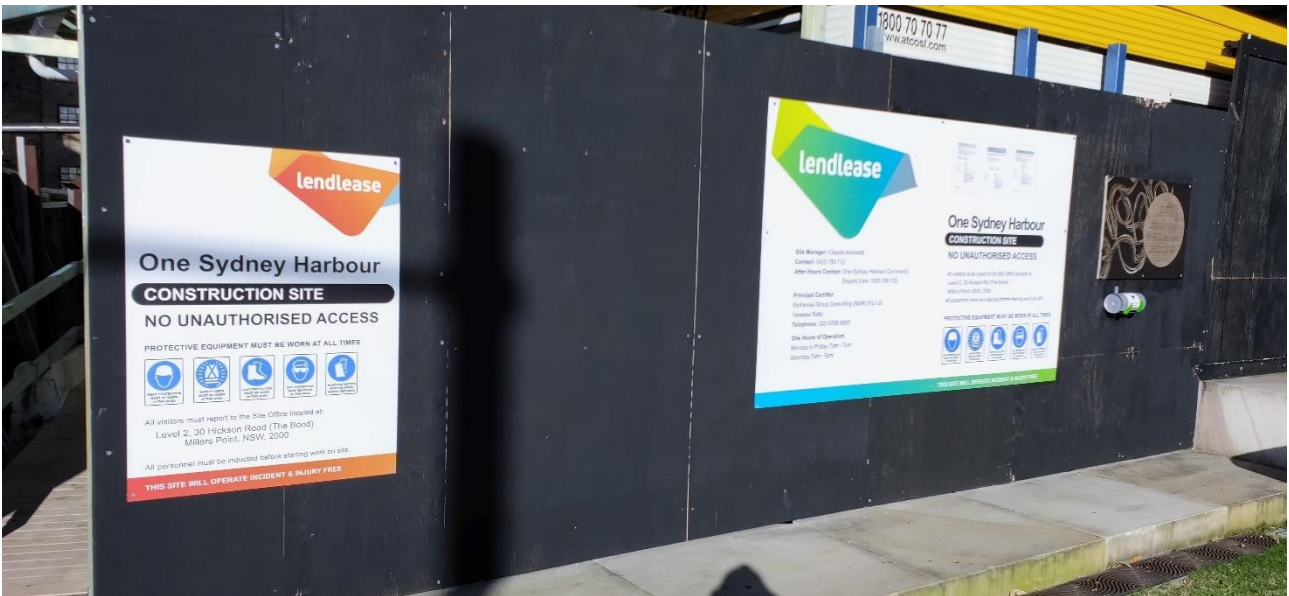
Photograph B.2 Waterman Quay Rd looking North showing main access gate layout and road interface.



Photograph B.3 Gate H3 layout and signage off Hickson Road



Photograph B.4 Watermans Quay and Hickson Road looking North showing Worker pedestrian access and project signage.



Photograph B.5 Hickson Park site entry with project signage in place



Photograph B.6 Hickson Park area showing hoarding and site worker amenities.



Photograph B.7 View of site from Hickson Park showing façade treatment progress.



Photograph B.8 View of Gate H3 on Hickson Road showing façade treatment progress.

Appendix C

Independent Audit Compliance Table

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

No modifications during this audit period 14/2/23 - 16/8/23

Website

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

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
	<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 19,158 21,425.3m2 21,425m2 comprising 18,287 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 443 134 car parking spaces, of which 9 are for Key Worker Housing 3 are for car share spaces for residents * demolition of interim basement elements * two signage zones to accommodate future building identification signage. 	SSD 6966 Consolidated Consent (including Mods 1,2,3,4 latest Mod4 dated 13 December 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>		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: <ul style="list-style-type: none"> (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). <p>Refer to drawings provided.</p>	<p>MOD 1 - 19.08.21 MOD 2 - 14.02.22 MOD3 - 20.04.22 MOD4 - 13.12.22</p>	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. 		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>		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 approved October 2019, 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>		Noted	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

No modifications during this audit period 14/2/23 - 16/8/23

Website

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

CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
A8	LONG SERVICE LEVY 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.	CC1- CC7 J/75113/01 J/75113/02 J/75113/03 J/75113/04 J/75113/05 J/75113/06 J/75113/07 DPE portal records	Levy paid for each stage of the development and upon each Construction certificate. Information on payment loaded onto portal.	Compliant	
A9	LEGAL NOTICES Any advice or notice to the consent authority must be served on the Planning Secretary.		None served to date	Compliant	
A10	DESIGN INTEGRITY 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.	Architectural Drawings prepared by Renzo Piano Building Workshop and Lendlease Integrated Solutions were sited as part to the development consent . CC1 - J/75113/01	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 was maintained through to the construction phase.	Compliant	
A11	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of: (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, 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.	Audit reports MOD 1 - 19.08.21 MOD 2 - 14.02.22 MOD3 - 20.04.22 MOD4 - 13.12.22	Plans have been reviewed regularly, no changes to the plans have been required to date as a result of modifications approved, audits or other aspects of A11 a) to e). Notification has not been provided as required by A11 c), or A11 d).	Non-compliant	SSD6966 IEA#3 NCR#1 - Submission of notifications of a review of plans being undertaken, where triggered under this condition should be clearly lodged through the the Major Projects proponent portal and/or DPE compliance email. These notifications should be undertaken separately to provide a discrete notification for these actions.
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 4 Consolidated Consent Dated 13.12.2022	No revisions required, Mod 4 was a minor correction of car spaces and allocation. All management plans were submitted and approved as part of the Mod 4 approval process.	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/ 5	Response to submissions / Advice / Recommendations / Modification are all being tracked through the planning portal. No additional consultation required for Mod 4.	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 4 Consolidated Consent Dated 13.12.2022 CC1 -CC7 approvals	Construction certifications listed below contain evidence of compliance with this condition	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.	CC1-CC7 Modification reports	All documentation reviewed contained the most recent Australian Standards	Compliant	

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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.		No directions of this nature issued	Compliant	
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.	LL HSE inspection records sited during the audit process, noise monitoring reports and real time noise data management reviewed. PRA Summary report October 2022 to March 2023	Monitoring reports Lendlease has engaged Property Risk Australia to undertake noise and vibration monitoring of the construction phase of the One Sydney Harbour Project. Site visits occur periodically over a 26 week cycle. Monitoring is conducted as required by management plans and/or per conditions were required.	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.	No reportable incidents have occurred	Key site personnel are aware of the reporting requirements - no incidents to date.	Compliant	
A19	INCIDENT NOTIFICATION, REPORTING AND RESPONSE Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No reportable incidents have occurred	Key site personnel aware of the reporting requirements - no incidents to date.	Compliant	
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.	1 Non-compliance identified during this audit against A11	Non-compliance report to be prepared and submitted within seven working days of this audit report being submitted.	Compliant	
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.	1 Non-compliance identified during this audit against A11	Non-compliance report to be prepared and submitted within seven working days of this audit report being submitted.	Compliant	
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.	No incidents to report	Key site personnel aware of the reporting requirements - no incidents to date.	Compliant	
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.	Site inspection - visual inspections of plant and equipment on site. Weekly Safety Inspections sheets sited	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 to date	Refers to operation	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.	Construction certificates obtained CC1 -CC7	Work commenced 12 April 2022 with approval of CC1	Compliant	
B2	EXTERNAL WALLS AND CLADDING The external walls and cladding must comply with the relevant requirements of the BCA.	Construction certification sited as listed below	Related to CC3 and Façade Tower CC5	Compliant	
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.	External Cladding Statement issued on 25 July 2022 by Permasteelisa and 12 May 2023 by Onsite Group for the Podium Façade has outlined the façade elements are non-combustible.	The external walls and cladding comply with the non-combustibility requirements of Clause C1.9, C1.14 and Part B1 of the BCA 2019 Amendment 1 as outlined in the External Cladding Statement dated 25 July 2022. External Cladding Statement issued on 12 May 2023 by Onsite Group (T1 Façade Consultants) outlined the non-combustible materials for the Podium Façade.	Compliant	

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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.	CC5 sited with these details, MOD 4 contained the details required.	The external walls and cladding comply with the non-combustibility requirements of Clause C1.9, C1.14 and Part B1 of the BCA 2019 Amendment 1 as outlined in the External Cladding Statement dated 25 July 2022. External Cladding Statement issued on 12 May 2023 by Onsite Group (T1 Facade Consultants) outlined the non-combustible materials for the Podium Façade.	Compliant	
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).	BCA Report Construction Certificate CC1 to CC7 sighted Performance solutions are outlined in: • Fire Engineering Performance solution report R3.1 • FP1.4 Performance solution Report • Performance solution Report for Hobs in Plantroom	The design documents submitted at Construction Certificate stage has been designed in accordance with the deemed to satisfy provision of the BCA 2019 Amendment 1 or in accordance with alternative solutions meeting the performance requirements of the BCA.	Compliant	
B6	GROSS FLOOR AREA (GFA) CERTIFICATION The GFA of the building must not exceed 49,458 21,425 21,425m² . Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.	Approved by the Certifying Authority, McKenzie Group under Construction Certificates CC1 to CC7 sighted, MOD 4 approved	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.	Approved by the Certifying Authority, McKenzie Group under Construction Certificates CC1 to CC7 sighted	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.	Approved by the Certifying Authority, McKenzie Group under Construction Certificate CC5 sited	Wind Statement Dated 14 April 2023 for Podium Façade and Landscape. Compliance to this condition has been submitted to the Certifying Authority, McKenzie Group and this will be approved at the issue of Construction Certificate 7- Podium Façade & Landscape.	Compliant	
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).	Design Report see B10	Design Statement prepared by McGregor Coxall dated 18 April 2023 was submitted to the Certifying Authority as part of Construction Certificate 7 – Landscape and Podium Façade and approved.	Compliant	
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).	Landscape and public domain design report	Design Report has been submitted to the Planning Secretary on 15 March 2023 and approved on 23 May 2023.	Compliant	
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 TfNSW (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	

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B13	<p>LIGHTSPILL</p> <p>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.</p>	<p>Post Approval letter -SSD 6966 Condition B13 Condition B13 - R5 Lighting and Light Spill Report CC6</p> <p>Light Spill Report prepared by Electrolight was prepared 26 July 2022 in consultation with:</p> <p>Sydney Observatory and the Department of Planning.</p> <p>Approval from Sydney Observatory has received 1 August 2022 and was approved by the Secretary 20 September 2022 .</p>	<p>NSW planning portal - LLSR has been issued to the Planning Secretary, letter dated 20 September 2022, states compliance with CoA B13. The report is on the Post Approvals tab of the project portal.</p>	Compliant	
B14	<p>PRE-CONSTRUCTION DILAPIDATION REPORT</p> <p>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.</p>	<p>Construction Certificate CC1, pre-construction dilapidation report titled Globe St & Hickson Rd Dilapidation Survey (3rd and 14th November 2015) prepared by James Townsend Dilapidation Survey Pty Ltd</p> <p>An additional dilapidation report prepared by Acumen Australia Consulting Engineers Pty Ltd (15th December 2021, and 20 February 2022)</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The report was submitted to the Certifying Authority McKenzie Group prior to issue of Construction Certificate 1 Core Structure to RL 8.1m.</p>	Compliant	
B15	<p>STRUCTURAL DETAILS</p> <p>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 practicing Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clause of the BCA; and</p> <p>(b) the Development consent</p>	<p>Construction Certificate CC1 to CC7 sighted (details below)</p> <p>Robert Bird Group are the Structural Engineers, reports sighted in CC1 -7 and MOD 1-3</p>	<p>CC's in place and include required information</p>	Compliant	
B16	<p>SCHEDULE OF MATERIALS</p> <p>Prior to the issue of the relevant Construction Certificate details of materials used in the development (that have been certified by Renzo Piano) shall:</p> <p>(a) to be submitted to the Planning Secretary</p> <p>(b) be approved by the Planning Secretary</p> <p>(c) include</p> <p>(i) a list of the final schedule of materials</p> <p>(ii) 1sqm sample boards for the facade cladding , glazing, fixings and signage</p> <p>(iii) computer generated imagery and other visual supporting documentation</p> <p>(iv) plans and elevations indicating the location of materials on the building</p> <p>(v) confirmation of the process/methods in arriving at the final chosen schedule of materials</p> <p>(vi) any other information deemed necessary to justify the schedule of materials</p>	<p>B4 External Walls and Cladding</p> <p>Condition B16 - Other_12082022_034631</p> <p>Condition B16 - R5 Materials and Finishes Report</p> <p>Condition B16 - Environmental Performance Letter</p> <p>Condition B16 - INSW Landowners Consent</p> <p>Condition B16 - SSD 6966 Condition B16 SA Request</p>	<p>This refers to the Façade Tower CC5 and Podium CC7. Schedule of Materials has been issued to the Planning Secretary, and was approval letter 12.08.22</p>	Compliant	

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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.	Façade Tower CC5 Permasteelisa façade contractor report APEX Façade engineer report	Reflectivity of the final selected materials has been confirmed by the engaged façade contractor (Permasteelisa) to conform with the condition. The subcontractor's materials data and calculations have been reviewed and confirmed by the Façade Engineer (APEX) to comply with the condition. The subcontractor's calculation report and the façade Engineers statement of compliance has been submitted to the Certifying Authority, McKenzie Group and this has been approved at the issue of Construction Certificate 5 - Tower Façade.	Compliant	
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.	Related to CC6 D&E Air Conditioning design statement 27 September 2022	D&E Air Conditioning design statement dated 27 September 2022 confirming design is in accordance with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building. This has been issued to the Certifying Authority, McKenzie Group and included in the Construction Certificate CC6 – Services and Architectural Finishes.	Compliant	
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.	Related to CC6 D&E Air Conditioning design statement 27 September 2022	D&E Air Conditioning design statement dated 27 September 2022 confirming design is in accordance with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building. This has been issued to the Certifying Authority, McKenzie Group and included in the Construction Certificate CC6 – Services and Architectural Finishes.	Compliant	
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.	Relates to CC5 & CC6 Architectural Drawings BR3ADA110001/C1 and BR3ADA110002/C1	The commitments has been outline in Architectural drawings BR3ADA110001/C1 and BR3ADA110002/C1. This has been issued to the Certifying Authority, McKenzie Group and included in the Construction Certificate CC6 – Services and Architectural Finishes.	Compliant	
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.	CC6 Lendlease Integrated Solution ESD strategy AFC documentation letter dated 2 August 2022.	ESD consultant, Lendlease Integrated Solution confirmed the ESD strategy have been captured in the AFC documentation letter dated 2 August 2022. This has been issued to the Certifying Authority, McKenzie Group and included in the Construction Certificate CC6 – Services and Architectural Finishes.	Compliant	
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.	CC5,6 Lendlease Integrated Solution ESD strategy AFC documentation letter dated 2 August 2022.	The building has been designed to ensure that it has the capability of achieving a minimum 5 Star Green Star rating under the Design & As-Built v1.1 tool by the Green Building Council of Australia. The project's Green Star Pathway and Risk assessment has confirmed the strategy to achieve a minimum 5 Star Green Star rating. As seen within the Pathway and Risk Assessment, significantly more credits than required for 5 Star are targeted giving the project significant contingency on the minimum requirements. As such there are no amendments required to be made to the design. ESD consultant, Lendlease Integrated Solutions confirmed in the statement dated 2 August 2022	Compliant	
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	

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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.	Relates to CC6	Details demonstrating compliance of the design with this condition were submitted to the Certifying Authority as part of Construction Certificate 6 – Services and Architectural Finishes. All toilets within non-residential components of the development are specified to achieve a 4-star WELS rating.	Compliant	
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.	Relates to CC6	Details demonstrating compliance of the design with this condition were submitted to the Certifying Authority, McKenzie Group as part of Construction Certificate 6 – Services and Architectural Finishes. All taps and shower heads within non-residential components of the development are specified to achieve a 3-star WELS rating.	Compliant	
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	This is not applicable to the project as they are not providing any urinals to the non-residential or common areas. Details demonstrating compliance of the design with this condition were submitted to the Certifying Authority as part of Construction Certificate 6 – Services and Architectural Finishes.	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	Details demonstrating compliance of the design with this condition were submitted to the Certifying Authority as part of Construction Certificate 6 – Services and Architectural Finishes. Continuous flushing systems are not proposed in the design. Water efficient fixtures and fittings have been specified.	Not Triggered	
B28 Mod 4 13.12. 22	NUMBER OF CAR PARKING SPACES The maximum number of car parking spaces to be provided for the development is 134 of which 3 spaces must be utilised for car share for residents of Buildings R4A, R4B and R5. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	SSD 6966 Mod 4 accepted on the 13.12.22 changed this from 143 spaces to 134 spaces Design Statement prepared by Stantech dated 25 May 2023 issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Parking spaces not marked at time of audit	Compliant	
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 maneuverability through the Site, must be in accordance with AUSTROADS; 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.	SSD 6966 Mod 4 accepted on the 13.12.22 changed this from 143 spaces to 134 spaces	Parking spaces not marked at time of audit	Compliant	
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.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Parking spaces not marked at time of audit Residential - 212 Retail - 3	Compliant	

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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.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Parking spaces not marked at time of audit Residential - 212 Retail - 3	Compliant	
B32	FACILITIES FOR CYCLISTS The retail units shall be afforded access to the secure bicycle parking area and end-of-trip facilities.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Parking spaces not marked at time of audit Residential - 212 Retail - 3	Compliant	
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.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Parking spaces not marked at time of audit Residential - 212 Retail - 3	Compliant	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
B34	FACILITIES FOR CYCLISTS Appropriate way finding signage shall be displayed indicating the way to the bicycle facilities.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Signage not in place at time of audit	Compliant	
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.	Design Statement prepared by LL Integrated Solutions dated 21.04.23 has been issued to Certifying Authority as part of Construction Certificate 7 – Podium Façade and Landscape.	Facilities not in place at time of audit	Compliant	
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.	Relates to CC6 Design Certification dated 21st October 2022	The design has been progressively reviewed by the Access Consultant throughout the design development phase. Design Certification dated 21st October 2022 confirming compliance to AS4299, AS1428.1-2009 from Morris Goding Access Consulting has been submitted to the Certifying Authority, McKenzie Group and approved under Construction Certificate 6.	Compliant	
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.	Relates to CC6 Design Certification dated 21st October 2022	The design has been progressively reviewed by the Access Consultant throughout the design development phase. Design Certification dated 21st October 2022 confirming compliance to Liveable Housing Guidelines Silver Level from Morris Goding Access Consulting has been submitted to the Certifying Authority, McKenzie Group and approved under Construction Certificate 6.	Compliant	
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.	Relates to CC6 Design Certification dated 21st October 2022	The design has been progressively reviewed by the Access Consultant throughout the design development phase. Design Certification dated 21st October 2022 confirming compliance from Morris Goding Access Consulting has been submitted to the Certifying Authority, McKenzie Group and approved under Construction Certificate 6.	Compliant	
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.	Relates to CC6 Design Certification dated 21st October 2022	The design has been progressively reviewed by the Access Consultant throughout the design development phase. Design Certification dated 21st October 2022 confirming compliance from Morris Goding Access Consulting has been submitted to the Certifying Authority, McKenzie Group and approved under Construction Certificate 6.	Compliant	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
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 Ostrusive 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.	Relates to CC6 Light Spill Report prepared by Electrolight 26 July 2022 Sydney Observatory and the Department of Planning. Approval from Sydney Observatory 1 August 2022 and was approved by the Secretary 20 September 2022.	A Light Spill Report prepared by Electrolight was prepared 26 July 2022 in consultation with: Sydney Observatory and the Department of Planning. Approval from Sydney Observatory has received 1 August 2022 and was approved by the Secretary 20 September 2022. A copy of this report is available on the Planning Portal: Submission and approval are available on the Planning portal. This report also provides confirmation the design complies with AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Ostrusive Effects of Outdoor Lighting. The LLSR and the Secretary's approval has been issued to the Certifying Authority. McKenzie Group and included in the Construction Certificate CC6 – Services and Architectural Finishes.	Compliant	
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.	Relates to CC6 Acoustic design certificate 6th October 2022 Pulse White Noise Acoustic	An acoustic design certificate dated 6th October 2022 issued by the Acoustic Engineer, Pulse White Noise Acoustic demonstrating compliance of the design in accordance with condition B41 was submitted to the Certifying Authority as part of Construction Certificate 6 – Services and Architectural Finishes and approved.	Compliant	
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.	Harris Crime Prevention Services dated 22 May 2023 CC7	Design Statement prepared by Harris Crime Prevention Services dated 22 May 2023 was submitted to the Certifying Authority as part of Construction Certificate 7 – Landscape and Podium Façade and approved.	Compliant	
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) 'Slip resistance classification of new pedestrian surface materials'.	Design Statement prepared by Mcgregor Coxall dated 18 April 2023 CC7	Design Statement prepared by Mcgregor Coxall dated 18 April 2023 was submitted to the Certifying Authority as part of Construction Certificate 7 – Landscape and Podium Façade and approved.	Compliant	
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.	Design Statement prepared by Mcgregor Coxall dated 18 April 2023 CC7	Design Statement prepared by Mcgregor Coxall dated 18 April 2023 was submitted to the Certifying Authority as part of Construction Certificate 7 – Landscape and Podium Façade and approved.	Compliant	
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.	Notice of Commencement of Works 11th November 2020, Maria Divis NSW Planning at City of Sydney for works commencing on or after 7 March 2022. Email Acknowledgement received on 21 February 2022.	Notice of Commencement of Works dated 11th November 2020 issued to Maria Divis at NSW Planning at City of Sydney for works commencing on or after 7 March 2022. The Department confirm no comments on 24 February 2022. A copy of this has been issued to the PCA prior to the issue of Construction Certificate 1.	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.	Notice of Commencement of Works 11th November 2020, Maria Divis NSW Planning at City of Sydney for works commencing on or after 7 March 2022. Email Acknowledgement received on 21 February 2022.	Notice of Commencement of Works dated 11th November 2020 issued to Maria Divis at NSW Planning at City of Sydney for works commencing after 7 March 2022. A copy of this has been issued to the PCA prior to the issue of Construction Certificate 1.	Compliant	

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C3	<p>ACCESS TO INFORMATION</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>https://www.barangaroosouth.com.au/community/community-updates/construction-updates/</p>	<p>Project web site has been updated since the last IEA to ensure compliance. Through the project website documentation can now be accessed, and a link has been provided to the planning portal to ensure that any further modifications and reports can easily be accessed.</p>	<p>Compliant</p>	

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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. CC1-7	Submitted 2 weeks prior to commencement Pre construction compliance reports are also contained in each approved CC (1-7).	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. CC1-7	Submitted 2 weeks prior to commencement . Construction started on the 12 April 2022 Pre construction compliance reports are also contained in each approved CC (1-7).	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.	Compliance tracking undertaken by project team via DA Conditions Matrix Rev 9	Compliance reviews undertaken by Lendlease every 6 months from the date of commencement of construction to support Construction Certificate applications and as a due diligence exercise. As a result of changes created by the Independent Audit Post Approvals Protocol 2020, and advice from DPE, Compliance reporting is now covered by the IAPAR guidelines as per C8 for construction phases. The site s not operational at the time of the audit and is not compulsory to submit under this condition.	Compliant	
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.	Compliance tracking undertaken by project team via DA Conditions Matrix Rev 9	Compliance reviews undertaken by Lendlease every 6 months from the date of commencement of construction to support Construction Certificate applications and as a due diligence exercise. As a result of changes created by the Independent Audit Post Approvals Protocol 2020, and advice from DPE, Compliance reporting is now covered by the IAPAR guidelines as per C8 for construction phases. The site s not operational at the time of the audit and is not compulsory to submit under this condition.	Compliant	
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. Audit #1 - July 2022 Audit #2 - February 2023 Audit #3 - August 2023	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). This is audit #3 of this program	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	
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	Refer to Audit report findings.	Compliant	

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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 undertaken on 16 August 2023, report due before 16 November 2023	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 Rev 2 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 Rev 2 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 through out 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 Rev 2 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 Rev 2 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 - triggered at the completion of construction	Construction ongoing at time of audit	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	

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C20	<p>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.</p>	<p>Construction Certificates CC1 to CC7 Construction Certificate 1 (CC1) – Structure to RL8.1 Construction Certificate 2 (CC2) – Structure Ground to Level 5 Slab Construction Certificate 3 (CC3) – Structure Level 5 Walls to Level 18 Slab Construction Certificate 4 (CC4) – Structure L18 to Roof Construction Certificate 5 (CC4) – Tower Facade Construction Certificate 6 (CC6) – Services and Architectural Finishes Construction Certificate 7 (CC7) – Podium Facade and Landscape</p>	<p>Certified Plans are available and have been confirmed to have been supplied to the PCA as part of CC1 to CC7.</p>	Compliant	

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C21	<p>CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN</p> <p>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 <u>submitted to the EPA for review</u> and submitted to the PCA. The CFEMP must:</p> <p>(a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;</p> <p>(b) describe all activities to be undertaken on the site during site establishment and construction of the development;</p> <p>(c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;</p> <p>(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;</p> <p>(e) include specific consideration of measures to address any requirements of the Environmental Protection Agency (EPA) during site establishment and construction;</p> <p>(f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</p> <p>(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;</p> <p>(h) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and</p> <p>(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> <p>The CFEMP and any associated Sub-Plans should be revised:</p> <p>(i) at each key stage of the works;</p> <p>(ii) in response to future development consents;</p> <p>(iii) in response to major changes in site conditions or work methods; and</p> <p>(iv) in support of license variations as necessary.</p> <p>A copy of the final CFEMP is to be provided to the Planning Secretary and the EPA.</p>	<p>One Sydney Harbour Environment, Health & Safety Management Plan Issue No: 6.1 2/09/2021</p>	<p>The CFEMP is an over arching plan that has been implemented throughout construction of the Barangaroo Towers. ONE SYDNEY HARBOUR ENVIRONMENT, HEALTH & SAFETY MANAGEMENT PLAN - has been the over arching documentation that addresses R5 building and construction . The document has been approved By DPE for the project is contained on the major projects portal for SSD-6966.</p>	Compliant	
C22	<p>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT SUB-PLAN</p> <p>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, TfNSW and TfNSW (RMS).</p> <p>(a) location of the proposed work zone(s);</p> <p>(b) location of any crane(s);</p> <p>(c) haulage routes;</p> <p>(d) construction vehicle access arrangements;</p> <p>(e) proposed construction hours;</p> <p>(f) estimated number of construction vehicle movements and detail of vehicle types, noting vehicle movements are to be minimised during peak periods;</p> <p>(g) details of construction activities and timing of these activities;</p> <p>(h) consultation strategy for liaison with surrounding stakeholders;</p> <p>(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;</p> <p>(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</p> <p>(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> <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 TfNSW 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 Traffic Management Plan Rev 21 Barangaroo South NA50613044 Prepared for Lendlease Building 02 November 2020</p>	<p>Documentation in place refers to the whole construction of the One Sydney Harbour site. Gate H1, H3, H6, H8 are all relevant to the construction of this stage of the program - all gates clearly marked. Pedestrian access is not obstructed and signage was in place for clear directions at the time of the audit.</p>	Compliant	

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C23	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN</p> <p>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 License 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 for the core of the building is complete and scaffolding removal following facade installation underway. Real time noise monitoring equipment in place and used as per the requirements of this plan.</p> <p>Complaints related to noise have been received during the audit period and are contained on the project website. Monitoring is conducted as required by this plan and results are available on the website and show compliance with requirements.</p>	Compliant	
C24	<p>AIR QUALITY AND ODOUR MANAGEMENT SUB-PLAN</p> <p>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 License number 13336 (if active), where relevant. A copy must be provided to the Planning Secretary.</p>	<p>ONE SYDNEY HARBOUR AIR QUALITY MANAGEMENT SUB PLAN 15/09/2021 Issue No: 3.0</p>	<p>EPL (not active) Excavation is completed. No obvious odours or dust emissions observed during site inspection, Exit points were clear and clean, hoardings and shade cloth erected as required.</p>	Compliant	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	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 clear of rubbish . Material separation at the source is undertaken and the site was in good order at the time of the audit.	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 License 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. All water is being managed jointly with the adjoining Barangaroo construction sites as stormwater system connections are all linked. No issues noted with management of the site related to this aspect. With the other buildings in the One Sydney Harbour development due to be completed in 2023, a focus will be placed on this aspects during the February 2024 Audit#4.	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.	Crane applications for Luffing Tower Crane TC1(22/0297N) and TC2(22/0298N) approved by CASA and Flysafe Infrastructure on 31st August 2022.	Two cranes in operation during this stage of the project Approvals has been issued to McKenzie Group to be included in this Construction Certificate CC4.	Compliant	
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 License (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 License No. 13336 (Not active) Approval of the Surrender of License no 13336 17th October 2019	EPL license No 13336 revised on 25 October 2018. This has since been surrendered.	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 practicing 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 applicable to this project	Not Triggered	
C34	TRAFFIC WORKS Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with TfNSW (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 applicable to this project	Not Triggered	

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
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 applicable as no demolition works within this project.	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 records CNVMP and included on project website.	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	
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered	Noted notifications will be provided to affected residents if required.	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.	Not Triggered	These activities were not being under taken 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	Implementation of the plans was reviewed as part of the audit and plans were found to be in place, well understood by the site team and monitoring in place as required. Further details are contained in each condition.	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 reinstated 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 Traffic Management Plan Barangaroo South NA50613044 Prepared for Lendlease Building, (Cardno 2020) 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. Pedestrian routes were in place as required by the plan. The site team report that, truck holding areas are used outside the CBD, with some capacity provided on site, to prevent trucks waiting in the CBD or near the site – no vehicles are turned away to circle the city or the site. No issues noted with truck movements, traffic or pedestrian movements from the site at the time of the audit.	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. Noise and vibration monitoring data was reviewed as part of the audit. 6-monthly summaries are produced for the site from real-time data capture maintained at the site. No construction exceedances were reported by the consultant during the period. High noise levels noted in summaries are not related to construction and include, sirens, buses, motorbikes and general city traffic noise.	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	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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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	All works to R5 are in accordance with the CEMP and Noise and Vibration Management Plan.	Compliant	
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 access 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	All signage required by this condition was in place at the time of the audit.	Compliant	
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 managed in accordance with this plan. Adjacent building sites are all connected to the stormwater systems and seepage is collected and treated where required prior to discharge. This will be focus of the February 2024 audit as the other One Sydney Harbour buildings are due for completion by then.	Compliant	
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 License 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 loose rubbish. Segregated and sealed bin areas are located near gate access points and were well managed at the time of the audit.	Compliant	

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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.	All excavation and demolition works have been completed for the basement SSD 6960 and Remediation Projects SSD and not applicable for R5 project SSD 6966. No materials are stockpiled at this site.	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 observed coming from the site at the time of the audit, roads and paths around the site were clean of dust and debris at the time of the audit.	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 and site boundaries	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 as it is outside of the building footprint and construction area.	Compliant	
D25	BUNDING The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded 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 bulk chemical storage was sighted during 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 all sediment controls were in place.	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 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	
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 by the approved water and stormwater mgt plan. This will be focus of the February 2024 audit as the other One Sydney Harbour buildings are due for completion by then.	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 License No. 13336 (if active), unless otherwise agreed to in writing by the EPA.	Water & Stormwater Management Plan Revision 18	All water discharges are managed by the approved water and stormwater mgt plan. No exceedances or incidents were reported or observed. This will be focus of the February 2024 audit as the other One Sydney Harbour buildings are due for completion by then.	Compliant	

One Sydney Harbour Building R5 - Barangaroo South Compliance Table SSD6966

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CoA #	Compliance Requirement	Evidence collected	Audit findings and recommendations	Compliance Status Compliant / Non-compliant OR Not triggered	Non-Compliance Observation reference Recommendations
D31	ROAD OCCUPANCY LICENCE A Road Occupancy License (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.	ROL No.: 521967, 558776, 561188	Road Occupancy License has been obtained. ROL No.: 521967, 558776, 561188	Compliant	
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	2 complaints were received during the audit period. - Feb 23 Noise created by chains on the jump form - Site team secured the chains as soon as practicable to resolve the issue. - April 23 Disturbance caused by site worker voices echoing in building - Issue was addressed immediately with crew and subcontractors to resolve immediately. Noise monitoring was in place at the time of the complaints. No exceedance triggers were identified in relation to construction noise during the audit period, triggers for wind and lightning as well as traffic and emergency vehicles were identified. The complainants were contacted and the offending noises (chains on shutters being loose and workers voice echos) both were rectified and no further complaints have been received between May to August 2023. Real time monitoring is in place and construction exceedances are all investigated to ensure compliance is achieved.	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 PRA 6 month summary and report October 2022 to March 2023	At the time of the audit was being undertaken there was no excess noise coming from the site. Monitoring records and consultants reports confirm this.	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.	CC1-7 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.	CC1-7 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					

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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 49,468 m ² 21,425.3m² 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	
E4 Mod 4	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): (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; (b) car parking arrangements for Key Worker Housing relating to levels of car sharing arrangements (c) roles and responsibilities of key employees involved in the operation of the key worker housing; (d) management of Key Worker Housing communal areas and open spaces; (e) 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, lighting, and safe travel measures; and (f) community consultation and complaint management.		Prior to Occupation or Commencement of Use	Not Triggered	
E5	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).		Prior to Occupation or Commencement of Use	Not Triggered	
E6	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 TfNSW 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): (a) loading bay management details including management of service vehicle movements during peak periods and impacts on traffic flow in Waterman's Quay; (b) management of access, queueing 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 queueing 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; (c) details of how the loading area will be managed and use by all building tenants; (d) management of Key Worker Housing communal areas and open spaces; (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 (f) community consultation and complaint management. 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.		Prior to Occupation or Commencement of Use	Not Triggered	
E7	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.		Prior to Occupation or Commencement of Use	Not Triggered	

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E8	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.		Prior to Occupation or Commencement of Use	Not Triggered	
E9	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.		Prior to Occupation or Commencement of Use	Not Triggered	
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 08.		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	

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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	
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	

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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	
E36	CAR SHARE SPACES The car share spaces must be: (a) retained as common property of the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time (b) made available to car share operators without a fee or charge and be accessible to members of the car share scheme at all times (c) sign posted for use only by car share vehicles and well lit (d) available at the same time that the car park for Building R5 commences operation.		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 SAEFTY 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 Otrusive 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	
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	

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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 by DPE. Permits and approvals are subject to the construction phase and responsibility of the principal contractor and are addressed in other sections of this matrix.	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, CC3, CC4, CC5, CC6,CC7	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 -7	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, CC3, CC4, CC5, CC6,CC7	PCA issues construction certificates which includes this requirement.	Compliant	
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	

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AN8	<p>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):</p> <p>(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.</p> <p>(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.</p>	Not Triggered	Construction not complete at time of audit	Not Triggered	
AN9	<p>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:</p> <p>(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:</p> <p>(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</p> <p>(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.</p> <p>(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.</p>		No mobile cranes were onsite during the audit. All cranes are fixed tower cranes	Compliant	
AN10	<p>ROADS ACT 1993 A separate approval under Section 138 of the Roads Act 1993 is required to undertake any of the following:</p> <p>(e) erect a structure or carry out a work in, on or over a public road;</p> <p>(f) dig up or disturb the surface of a public road;</p> <p>(g) remove or interfere with a structure, work or tree on a public road;</p> <p>(h) pump water into a public road from any land adjoining the road; or</p> <p>(i) connect a road (whether public or private) to a classified road.</p>	Refer to Condition D31 ROL.	Work is confined to an within the hording area, public roads are not being obstructed.	Compliant	
AN11	<p>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.</p>			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	<p>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).</p>	CC1, CC2, CC3, CC4, CC5, CC6, CC7	All building plans have been approved prior to construction	Compliant	
AN14	<p>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.</p>	Noted	Signage in place as required	Compliant	
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	

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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	
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	

Construction Certificate provided	Description	Approval Date
CC1 J/75113/01	Core to RL8.1	8.04.22
CC2 J/75113/02	Structure Ground to L5 slab	31.05.22
CC3 J/75113/03	Structure L5 Walls to L18	24.08.22
CC4 J/75113/04	Structure L18 -Roof	9.9.22
CC5 J/75113/05	Façade Tower	23.09.22
CC6 J/75113/06	Services and Finishes	31.10.22
CC7 J/75113/07	Podium Façade and Landscape, Basement Conditions	8.06.23

Appendix D

Consultation

D.1 Consultation

Currently no key stakeholders have been contacted in relation to the audit. Regular notifications are provided to stakeholders via interface meetings undertaken by the community engagement team. DPE has been contacted in relation to this audit and requested a focus on noise related to additional concerns raised by community members.

6 October 2023

Samuel Condon
Planning Officer
NSW Department of Planning and Environment
c/o email
Sydney NSW

Re: SSD 6966 - Building R5 Barangaroo South - IEA #3 - Additional Requirements

Dear Samuel,

EMM Consulting Pty Limited (EMM) has been engaged by Lendlease to undertake independent environmental audits (IEA) of the Watermans Residences development, located in South Barangaroo, Sydney.

In accordance with the development consent (SSD 6966) for the project, specifically Schedule 2, Part C, Conditions C8 to C12, an program of independent environmental audits is required. The program has been approved and this is Audit #3 of the program covering the 6-month period between 14 February to 16 August 2023.

The IEA will review construction related activities undertaken, with the site audit having taken place on August 16th. EMM's lead auditor Mr David Bone has been approved by the Department of Planning and Environment (DPE) to conduct the audit(s). The audit(s) will be undertaken in accordance with the 2020 Independent Audit Post Approval Requirements (IAPAR 2020).

Currently no key stakeholders have been contacted in relation to the audit. Regular interface meetings are held by the site teams and these meeting agendas and minutes are reviewed as part of the audit. Where DPE require any other consultation to occur or consider that the audit should have any key areas of focus, the scope will be adjusted to include these requests.

All matters raised will be documented as part of the audit process and responses included in the audit report submitted to DPIE. Should you have any questions, please do not hesitate to contact me.

Yours sincerely



David Bone
Associate Director
dbone@emmconsulting.com.au

David Bone

From: Sam Condon <Samuel.Condon@planning.nsw.gov.au>
Sent: Tuesday, 10 October 2023 2:10 PM
To: David Bone
Subject: RE: SSD 6966 - One Sydney Harbour IEA#3 - Additional Requirements - Attention Sam Condon

CAUTION: This email originated outside of the Organisation.

Good afternoon David,

Thanks for the update. In the circumstances relating to the specific IEA conditions under SSD 6966, please ensure consultation is requested prior to commencement of the next IEA.

In relation to any additional scope or areas of focus, beyond the requirements of Conditions C8-C12 of SSD 6966, please place a greater focus on the project's construction hours and noise impacts as these have been areas of community concern in the past.

If you have any other questions, please give me a call.

Regards

Samuel Condon
Senior Compliance Officer

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

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: David Bone <dbone@emmconsulting.com.au>
Sent: Friday, 6 October 2023 2:54 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: SSD 6966 - One Sydney Harbour IEA#3 - Additional Requirements - Attention Sam Condon

In accordance with the requirements of the IAPAR 2020 an audit of this project was undertaken in August 2023.

Due to extended leave of audit team staff and holiday periods by the auditor taken directly after the site inspection this request for additional scope or consultation requirements did not occur before the audit. As the auditor and site teams are now in the process of document review and finalising the audit it has come to my attention that this request was never sent.

Therefore please find attached a request for advice on whether there is any additional scope or consultation required for this audit (IEA#3 14 February to 16 August) .

The next audit is scheduled for February 2024 with a date to be confirmed at a later date.

Should you require any additional information please contact me and apologies for this inconvenience.

Thanks

David Bone CENvP #137

Technical Leader – Construction Environmental Management
Associate Director



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