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Crow's Nest Site C Over Station Development – Pre-Construction Compliance Report



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<b>Project:</b>	Crow's Nest Site C Over Station Development (SSD 13852803)	<b>Date:</b>	22 May 2023
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**Revision History**

Revision	Revision Date	Status	Brief Reason for Version	Author Company / Position	Approver Company / Position
0	22 May 2023	Final	Compliance with Conditions B75 and B76 of the Crows Nest Over Station Development – Site Conditions of approval	Sydney Metro / Environment Manager	Sydney Metro / Director Planning, Environment & Sustainability, City & Southwest

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# 1. Definitions and Abbreviations

All terminology in this report is taken to mean the generally accepted or dictionary definition, except where defined in any applicable planning approvals. Relevant acronyms, abbreviations and terms used throughout this report are explained in Table 1.

Table 1: Acronym, Abbreviation and Term Explanations

	Definitions
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	Biodiversity Conservation Act 2016
<b>CEMP</b>	Construction Environmental Management Plan
<b>CoA(s)</b>	Condition(s) of Approval
<b>CN ISD</b>	Crows Nest Integrated Station Development
<b>CSSI</b>	Critical State Significant Infrastructure
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979 (NSW)
<b>OSD</b>	Over Station Development
<b>PCCR</b>	Pre-Construction Compliance Report
<b>Secretary</b>	The Secretary of the NSW Department of Planning and Environment
<b>SM</b>	Sydney Metro
<b>SSD</b>	State Significant Development
<b>TfNSW</b>	Transport for New South Wales

## 2. Introduction

### 2.1. Purpose of this Report

This report has been prepared and structured to address the Pre-Construction Compliance Report (PCCR) requirements of Condition of Approval (CoA) B75 and B76 of the Crows Nest Over Station Development (OSD) Site C Planning Approval SSD 13852803.

Table 2 cross-references sections in this report that address the applicable planning approval requirements relating to the CN OSD Site C PCCR.

**Table 2: CN OSD Site C Pre-Construction Compliance Report Planning Approval Condition Cross-References**

Planning Approval Condition	Condition Requirement(s)	How the Requirement is Addressed
<b>CN OSD Site C B75</b>	A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifier for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction.	This report was finalised on 22 May 2023, approved by the Certifier on 24 May 2023 and submitted to the Secretary on 24 May 2023. The project's construction commencement date is <b>2 June 2023</b>
<b>CN OSD Site C B76</b>	The Pre-Construction Compliance Report must include:	This Report
<b>CN OSD Site C B76 (a)</b>	(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	Appendix A
<b>CN OSD Site C B76 (b)</b>	(b) the expected commencement date for construction.	Appendix A

## 2.2. Background

The NSW Government is implementing Sydney's Rail Future (Transport for NSW, 2012a) – a plan to transform and modernise Sydney's rail network so that it can grow with the city's population and meet the needs of customers in the future.

Sydney Metro is a new standalone rail network identified in Sydney's Rail Future. This 21<sup>st</sup> century network will deliver new metro stations and more than 88km of new metro rail for Australia's biggest city – revolutionising the way Sydney travels.

Sydney Metro currently comprises of four project alignments, all of which have been identified by the NSW Government as priority projects:

- **Northwest** (formerly Northwest Rail Link) – a 36-kilometre project that commences operations in May 2019 with a metro train every four minutes in the peak.
- **City & Southwest** – a 30-kilometre metro line extending metro rail from the end of Sydney Metro Northwest at Chatswood, under Sydney Harbour, through new Central Business District (CBD) stations and southwest to Bankstown. The project is due to open in 2024 with ultimate capacity to run a metro train every two minutes in the peak.
- **West** – the next significant railway infrastructure investment proposed to be delivered by the second half of the 2020s. This project would link the CBDs of Parramatta and Sydney and communities along the way.
- **Greater West** – a new railway line to service Greater Western Sydney and the new Western Sydney Airport. The railway is to be operational in 2026 to coincide with commencement of operations of the Western Sydney Airport. The railway will include a station at St Marys to allow customers to interchange with the rest of Sydney's rail network.

Figure 1 provides a map of the four Sydney Metro project alignments.

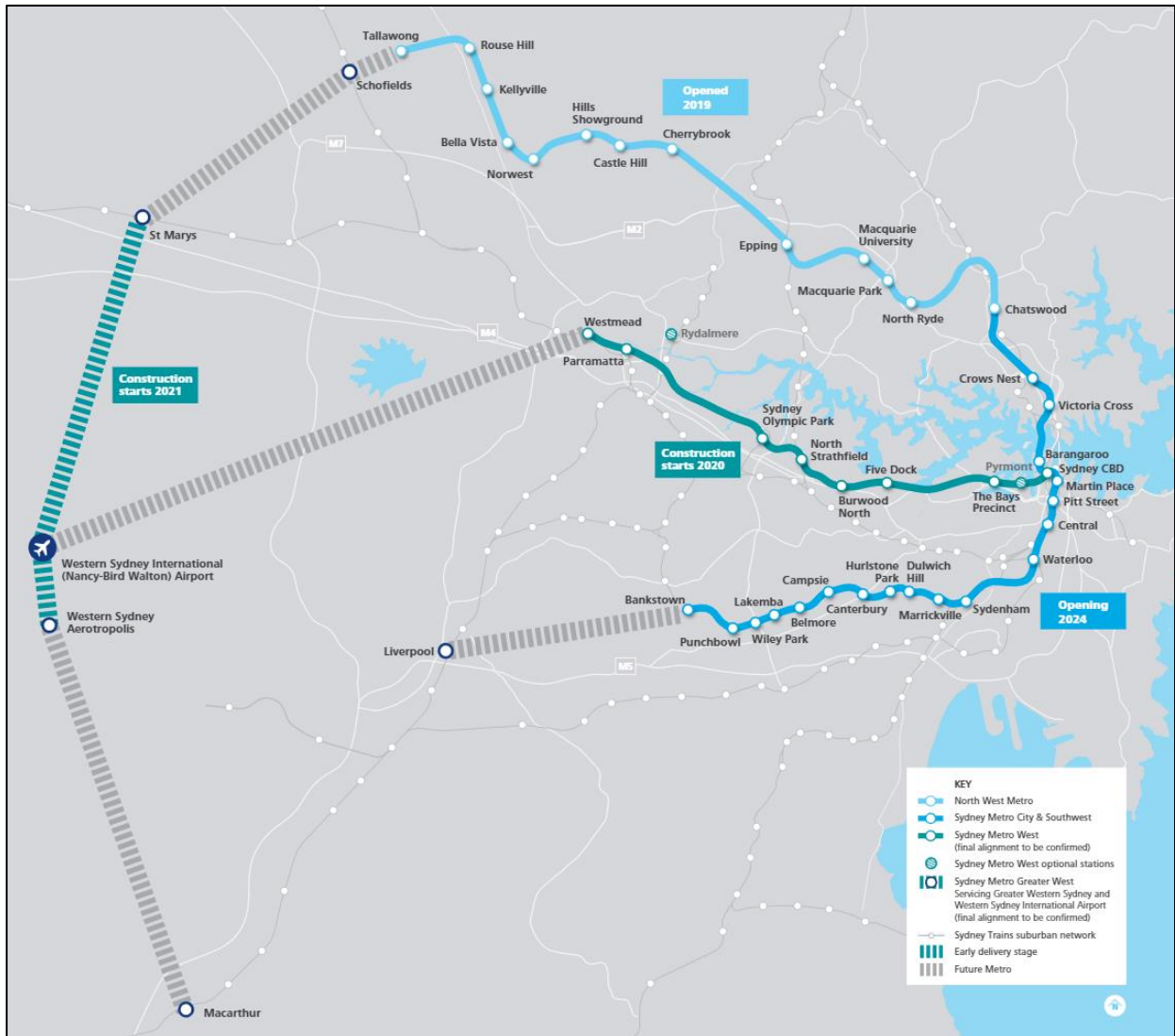


Figure 1: Sydney Metro Project Alignments.

**Crows Nest Site C OSD** – The CN Site C OSD will be delivered by Sydney Metro as part of City and Southwest project and is designed to efficiently build and appropriately integrate the OSD into the existing Crow’s Nest Metro Integrated Station Development (ISD) delivered under the City and Southwest Planning Approval CSSI 7400. The Crows Nest Station site will comprise 3 OSDs, with Site A and B being delivered by third party proponents and developers, while Site C is being delivered by Sydney Metro as the proponent. Figures 2 and 3 respectively shows the location of Crows Nest Site C building and its artist impression.



- Viewpoint location
- Building footprint at street level
- Pedestrian plaza/ station lobby
- Metro Station Entry
- Taxi bays
- Kiss & drop
- Bus stop
- Temporary lock up bike parking (Class B)
- Cycle racks (Class C)
- Bike path
- Pedestrian crossing

Figure 2: Crows Nest Site C Location



Figure 3: Artist impression of the Crows Nest Site C building



## 2.3. City & Southwest Project and Planning Approvals

The City & Southwest project has generally been declared as a Critical State Significant Infrastructure (CSSI) project by the NSW Minister for Planning. Works within this declaration require planning approval as a CSSI project under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). Works outside the declaration require separate planning approval under the EP&A Act.

### 2.3.1. CSSI and SSD Planning Approvals

The City & Southwest project comprises two core components that are each subject to the CSSI planning approval pathway:

- **Chatswood to Sydenham** – which covers the construction and operation of the Sydney Metro railway between Chatswood and Marrickville. This includes the delivery of 7 new metro stations and 15.5 kilometres of twin railways tunnels from Chatswood, beneath Sydney Harbour and the Sydney CBD, to Marrickville. The Chatswood to Sydenham component was subject to the *Chatswood to Sydenham Environmental Impact Statement* (EIS) and was granted planning approval on 9 January 2017.
- **Sydenham to Bankstown** – which covers the construction and operation of the Sydney Metro railway between Marrickville and Bankstown Stations. This includes the upgrading of 13.5 kilometres of the Sydney Trains T3 Bankstown Line between the Marrickville and Bankstown Stations. This component is subject to the *Sydenham to Bankstown Upgrade EIS* and *Sydenham to Bankstown Submissions and Preferred Infrastructure Report* that were granted planning approval on 12 December 2018. A Modification to the planning approval based on a revised station design for Bankstown Station was approved on 22 October 2020.

In addition to the above CSSI projects, the majority of Sydney Metro City & Southwest Stations include a number of OSDs which are subject to individual SSD planning approvals. Generally, these approvals are delivered by third party proponents and developers. Sydney Metro will design and construct the Crows Nest Site C OSD.

- **Crow's Nest Site C Over Station Development:** covers the design and construction of an 8-storey commercial building above the Hume Street (eastern) entrance of the new Crow's Nest Metro Station. The proposal, identified as Site C includes the design, construction and operation of a new eight storey (plus rooftop plant) commercial office building, bicycle parking areas and end of trip facilities associated with Site C, provision of building / business identification signage zones and fit-out and use of interface areas of Site C. The Crow's Nest Site C OSD component was subject to the *Crows Nest OSD Site C - Stage 2 Environmental Impact Statement* (EIS) and was granted planning approval on 17 December 2021.

## 2.4. Project Delivery, Staging and Timing

The Crows Nest Site C OSD project will be delivered in a single stage and has been awarded to A W Edwards Pty Ltd under a construct only contract. The design component of the project is being delivered by Sydney Metro's design consortium.

The Crows Nest Site C project have either modified the existing CSSI\_7400 Construction Environmental Management Plans developed for the Crows Nest ISD, or developed new Management Plans/documents under SSD 13852803 and sought relevant approvals from the Certifier and Secretary in accordance with the corresponding Approval. The planned commencement date for construction of this single standalone stage of construction has been determined as June 2023.

### 3. Pre-Construction Compliance

Sydney Metro have prepared an Appendix A to this report to demonstrate pre-construction compliance for the Crows Nest Site C OSD project.

#### 3.1. Compliance Status

Appendix A provides a status update of each pre-construction CoA at the time of each stage's approval of the CEMP by the Secretary and or Certifier. Two (2) types of status are used in this report to indicate compliance (or lack thereof) against each CoA:

- **Compliant** – meaning that sufficient evidence is available to demonstrate that the requirement is currently being met.
- **Non-Compliant** – meaning that sufficient evidence is available to demonstrate that the requirement is not being met.

Any Non-Compliant CoAs indicated in Appendix A are also subject to a non-compliance report in accordance with the Sydney Metro City & Southwest Compliance Monitoring/Tracking and Reporting Program and will be included in the applicable *Construction Compliance Report* in accordance with CoA B77 and B78.

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## Appendix A – CN OSD Site C Pre-Construction Compliance Report – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
<b>Part B - Prior to Commencement of Works</b>				
B1	<p>Crown building work cannot be commenced unless the Crown Building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at:</p> <p>(a) the date of the invitation for tenders to carry out Crown building work; or</p> <p>(b) in the absence of tenders, the date on which the Crown building work commences</p>	Pre-Construction	Compliant	Prior to commencement of Crown building work, the Crown Certifier will issue the certificate.
B2	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	Pre-Construction	Compliant	Sydney Metro will notify the Department in writing before commencement of construction.
B3	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-Construction	Compliant	Staged construction is not proposed.
B4	The architectural design team comprising Woods Bagot Architects and Oculus (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	Pre-Construction	Compliant	Woods Bagot Architects and Oculus (the Design Team) had direct participation in the design and contract documentation phases and will also be directly involved in the Construction Stage.
B6	Evidence of the Design Team's commission is to be provided to the Certifier prior to commencement of works	Pre-Construction	Compliant	Sydney Metro provided the professional services contract for design services to the certifier via email on 23 August 2022. On 26 August 2022 the certifier responded confirming that the condition had been satisfied.
B7	The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.	Pre-Construction	Compliant	Note
B8	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	Pre-Construction	Compliant	There have been minor updates to the architectural design drawings which was submitted to the Planning Secretary on 22 May 2023.

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
B9	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).	Pre-Construction	Compliant	There have been minor updates to the architectural design drawings which was submitted to the Planning Secretary on 22 May 2023.
B10	Should changes be made to the architectural design and external appearance of the metro station, including any changes to massing, facade detailing or internal arrangements and services that could affect physical or visual integration with the Crows Nest Over Station Development- Site C, the Design Team must advise of any amendments to the design of the Crows Nest Over Station Development- Site C to ensure appropriate integration of the two developments. The Applicant must consult with the DRP as necessary, and lodge a section 4.55 modification application as necessary.	Pre-Construction	Compliant	There have been minor updates to the architectural design drawings which was submitted to the Planning Secretary on 22 May 2023. If required and as per the advice of the Planning Secretary, these changes would be submitted to DRP for consultation.
B11	<p>Details of final materials and finishes must be lodged to the Planning Secretary. The details must include:</p> <p>(a) evidence of consultation with the Design Review Panel and how their advice has been addressed with respect to materials and finishes of the building</p> <p>(b) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application. A sample board is also to be provided to the Design Review Panel for consideration and approval prior to the commencement of works.</p> <p>(c) confirmation of the process and methods in arriving at the final choice for all materials and finishes</p> <p>(d) detailed architectural drawings of the façade details and including glazing specifications. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.</p> <p>The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	Pre-Construction	Compliant	Sydney Metro provided the details of final materials and finishes to the certifier via email on 11 November 2022. On 20 December 2022 the certifier responded confirming that the condition had been satisfied. The required documentation was provided to the Planning Secretary on 10 May 2023.

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
B12	The Applicant must prepare detailed Landscape Plans, to the satisfaction of the Certifier. The plans must be consistent with the Landscape Plans submitted with the EIS and:	Pre-Construction	Compliant	On 4 October 2022 Sydney Metro’s landscape consultant provided a statement confirming that the AFC landscape plans prepared for Crows Nest Site C OSD are consistent with the Stage 2 SSD Approved Plans, including the EIS. Sydney Metro provided the landscape plans and the statement from the landscape consultant to the certifier via email on 18 October 2022. On 20 December 2022 the certifier responded confirming that the condition had been satisfied. .
	(a) detail the location, species, maturity and height at maturity of plants to be planted on-site			
	(b) include details of soil depth and volumes to support the proposed plantings			
	(c) demonstrate adequate drainage and watering systems for the planters			
	(d) include details of plant maintenance and watering for the first 12 months and			
B13	Prior to the commencement of works, the Applicant must submit a Landscape Maintenance Plan to the Certifier for approval. The Landscape Maintenance Plan must include:	Pre-Construction	Compliant	On 23 January 2023 Sydney Metro’s landscape consultant provided a statement confirming that the Landscape Maintenance Plan included evidence of consultation with the DRP and included details on how the roof and façade planter boxes can be accessed for maintenance. Sydney Metro provided the landscape maintenance plan and the statement from the landscape consultant to the certifier via email on 17 February 2023. On 2 March 2023 the certifier responded confirming that the condition had been satisfied.
	(a) evidence of consultation with the Design Review Panel and how their advice has been addressed; and			
B14	The Applicant must submit to the satisfaction of the Certifier details confirming:	Pre-Construction	Compliant	Sydney Metro provided the evidence to the certifier via email on 05 April 2023 indicating that the maximum building height does not exceed the specified height as per B14. On 05 April 2023 the
	(a) The overall maximum height of the building does not exceed RL 132 AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues, maintenance ladder safety rails, façade capping and the like			

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	(b) The maximum building height to the top of the building parapet is RL 127 AHD.			certifier responded confirming that the condition had been satisfied.
B15	The Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 3,100 m <sup>2</sup> .	Pre-Construction	Compliant	Sydney Metro provided evidence to the certifier via email on 15 July 2022 indicating that the gross floor area does not exceed 3,100 m <sup>2</sup> . On 15 July 2022 the certifier responded confirming that the condition had been satisfied.
B16	The Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Pre-Construction	Compliant	Sydney Metro provided the structural engineers design certificate to the certifier via email on 21 February 2023. On 22 February 2023 the certifier responded confirming that the condition had been satisfied
	(a) the relevant clauses of the BCA; and			
	(b) this development consent.			
B17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Pre-Construction	Compliant	All the external walls to comply with requirements of the BCA. Sydney Metro provided the external walls compliance to the certifier via email on 04 May 2023. On 04 May 2023 the certifier responded confirming that the condition had been satisfied.
B18	Before the commencement of works and prior to occupation or commencement of the use, the Applicant must provide the Certifier 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.	Pre-Construction	Compliant	Sydney Metro provided evidence of compliance of external walls with requirements of BCA to the certifier via email on 04 May 2023. On 04 May 2023 the certifier responded confirming that the condition had been satisfied.
B19	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary for information.	Pre-Construction	Compliant	Sydney Metro to provide documents given to Certifier to the Planning Secretary
B20	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Pre-Construction	Compliant	Sydney Metro provided the evidence of ventilation to the certifier via email on 25 January 2023. On



Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
				26 January 2023 the certifier responded confirming that the condition had been satisfied.
B21	The Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	Pre-Construction	Compliant	Sydney Metro provided the evidence of mechanical ventilation to the certifier via email on 25 January 2023. On 26 January 2023 the certifier responded confirming that the condition had been satisfied.
B22	The visible light reflectivity from building materials used shall not exceed 20 per cent and shall be designed to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifier prior to the commencement of works.	Pre-Construction	Compliant	Sydney Metro provided the evidence of compliance with the visible light reflectivity from building materials to not exceed 20% to the certifier via email on 20 December 2022. On 20 December 2022 the certifier responded confirming that the condition had been satisfied.
B23	<p>The Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:</p> <p>(a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>(b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration</p> <p>(c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p>	Pre-Construction	Compliant	Sydney Metro provided the evidence of geotechnical details to the certifier via email on 04 April 2023. On 05 April 2023 the certifier responded confirming that the condition had been satisfied.

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	(d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.			
B24	The Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Crows Nest Over Station Development – Site C.	Pre-Construction	Compliant	Sydney Metro provided the evidence of the design incorporating the CPTED management and mitigation measures to the certifier via email on 02 March 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
B25	The Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.	Pre-Construction	Compliant	Sydney Metro provided the evidence of the design incorporating all design, construction and operation measures to the certifier via email on 02 March 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
B26	The Applicant shall demonstrate that Ecologically Sustainable Development is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design & As Built v1.3 (Green Building Council of Australia) and minimum 5 star rating under NABERs Energy Base Building. Details demonstrating compliance with this condition must be submitted to the Certifying Authority.	Pre-Construction	Compliant	Sydney Metro provided the evidence of achievement of a minimum 5 Star Green Star rating to the certifier via email on 01 March 2023. On 11 May 2023 the certifier responded confirming that the condition had been satisfied.
B27	The Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:	Pre-Construction	Compliant	Sydney Metro provided the evidence of satisfy this condition to the certifier via email on 04 October 2022. On 04 October 2022 the certifier responded confirming that the condition had been satisfied.
	(a) All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS)			
	(b) All taps and shower heads installed must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS)			

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	<p>(c) New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS)</p> <p>(d) Systems must include “smart controls” to reduce unnecessary flushing. Continuous flushing systems are not approved.</p>			
B28	<p>Prior to the commencement of construction, the Applicant must submit to the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.</p>	Pre-Construction	Compliant	<p>CSSI CTMP was updated to include relevant SSD content and application. Sydney Metro provided the evidence of updated CSSI CTMP to include relevant SSD content and application to the certifier via email on 30 September 2022. On 02 October 2022 the certifier responded confirming that the condition had been satisfied. CTMP was then issued to Secretary on 19 Sep 2022. The document was subsequently approved on 27 Sep 2022.</p>
B29	<p>The Applicant must consult with Fire and Rescue NSW by way of the Fire Engineering Brief Questionnaire (FEBQ) process should the fire engineering design be reliant upon performance solutions to achieve compliance with the performance requirements of the National Construction Code (NCC).</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the evidence of consultation with FEBQ to satisfy this condition to the certifier via email on 08 September 2022. On 08 September 2022 the certifier responded confirming that the condition had been satisfied.</p>
B30	<p>The Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant on the relevant construction drawings and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the evidence of noise mitigation measures for all mechanical plant to satisfy this condition to the certifier via email on 15 February 2023. On 15 February 2023 the certifier responded confirming that the condition had been satisfied.</p>

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
B31	The Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the BCA.	Pre-Construction	Compliant	Sydney Metro provided the FRNSW consultation evidence and associated documentation to the certifier via email on 14 April 2023. On 27 April 2023 the certifier responded confirming that the condition had been satisfied.
B32	All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water’s wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met.	Pre-Construction	Compliant	Sydney Metro provided the evidence of plumbing and drainage work to satisfy this condition to the certifier via email on 09 November 2022. On 09 November 2022 the certifier responded confirming that the condition had been satisfied.
B33	A minimum of 21 on-site bicycle parking and 7 visitor bicycle parking spaces shall be provided.	Pre-Construction	Compliant	Sydney Metro provided the evidence of parking to satisfy this condition to the certifier via email on 22 August 2022. On 23 August 2022 the certifier responded confirming that the condition had been satisfied.
B34	Minimum end of trip facilities are as follows:	Pre-Construction	Compliant	Sydney Metro provided the evidence of parking to satisfy this condition to the certifier via email on 22 August 2022. On 23 August 2022 the certifier responded confirming that the condition had been satisfied.
	(a) 30 personal lockers; and			
	(b) 6 showers.			
B35	The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities	Pre-Construction	Compliant	Sydney Metro provided the evidence of layout, design and security of bicycle facilities to satisfy this condition to the certifier via email on 27 February 2023. On 28 February 2023 the certifier responded confirming that the condition had been satisfied.
B36	Bicycle parking and associated end of trip facilities shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the satisfaction of the Certifier prior to the commencement of works.	Pre-Construction	Compliant	Sydney Metro provided the evidence of parking to satisfy this condition to the certifier via email on 22 August 2022. On 23 August 2022 the certifier responded confirming that the condition had been satisfied.

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
B37	<p>Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifier prior to the commencement of works. A copy of the report is to be forwarded to the Certifier and each of the affected property owners.</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the dilapidation survey to the certifier via email on 19 July 2022. On 11 May 2023 the certifier responded confirming that the condition had been satisfied.</p>
B38	<p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p>	Pre-Construction	Compliant	<p>No access issues were encountered and evidence of dilapidation survey was provided to the certifier to satisfy this condition.</p>
B39	<p>Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to the relevant Certificate of Completion being issued for Public Domain Works or before the commencement of use, whichever is the sooner.</p>	Pre-Construction	Compliant	<p>Note – any damage to assets to be rectified prior to the certificate of completion.</p>
B40	<p>Prior to the commencement of any works, the Applicant shall:</p>			

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	<p>(a) amend, or prepare an addendum to, the Construction Pedestrian and Traffic Management Plan (CPTMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CPTMP must be prepared in consultation with the Sydney Coordination Office within TfNSW, and submitted to the Planning Secretary and Certifier; or</p> <p>(b) Prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>(i) a description of the development</li> <li>(ii) location of any proposed work zone(s)</li> <li>(iii) details of crane arrangements including location of any crane(s) and crane movement plan</li> <li>(iv) haulage routes</li> <li>(v) proposed construction hours</li> <li>(vi) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods</li> <li>(vii) construction vehicle access arrangements</li> <li>(viii) construction program and construction methodology, including any construction staging</li> <li>(ix) a detailed plan of any proposed hoarding and/or scaffolding</li> <li>(x) measures to avoid construction worker vehicle movements within the precinct</li> <li>(xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest</li> <li>(xii) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and</li> <li>(xiii) identify the cumulative construction activities of the development and other</li> </ul>	Pre-Construction	Compliant	<p>Sydney Metro provided the evidence of updated CSSI CTMP to include relevant SSD content and application to the certifier via email on 29 August 2022 and subsequently to Secretary on 19 Sep 2022. The document was approved by Secretary on 27 Sep 2022. On 02 October 2022 the certifier responded confirming that the condition had been satisfied.</p>

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	<p>projects within or around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>(c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement</p> <p>(d) Provide the builder’s direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder’s direct contact number is current during any stage of construction; and</p> <p>(e) A copy of the final development specific CPTMP must be submitted to the Planning Secretary and Certifier.</p>			
B41	<p>Construction Environmental Management Plan (CEMP) - The Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Construction Environmental Management Plan (CEMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CEMP must be submitted to the Planning Secretary and Certifier, or</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the updated CSSI CEMP to include relevant SSD content and application to the certifier via email on 28 March 2023. On 30 March 2023 the certifier responded confirming that the condition had been satisfied. The CEMP was then issued to the Secretary on 30 March 2023.</p>

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	<p>(b) prepare a Construction Framework Environmental Management Plan (CFEMP) for the development, independent of the CEMP approved with the CSSI station works. A copy of the final CFEMP must be submitted to the Planning Secretary and Certifier. The CFEMP must:</p> <ul style="list-style-type: none"> <li>(i) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase</li> <li>(ii) describe all activities to be undertaken on the site during site establishment and construction of the development</li> <li>(iii) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting</li> <li>(iv) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies</li> <li>(v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction</li> <li>(vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works</li> <li>(vii) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts</li> <li>(viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and</li> <li>(ix) include arrangements for community consultation and complaints handling procedures during construction.</li> </ul>			<p>The document was subsequently accepted on 3 May 2023.</p>
B42	<p>In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.</p>	Pre-Construction	Compliant	Note
B43	<p>The CEMP and any associated Sub-Plans should be revised:</p> <ul style="list-style-type: none"> <li>(a) at each key stage of the works</li> <li>(b) in response to future development consents</li> <li>(c) in response to major changes in site conditions or work methods; and</li> </ul>	Pre-Construction	Compliant	<p>Updated CEMP to be provided prior to the changes specified under B42.</p>



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CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	(d) in support of licence variations as necessary			
B44	<p>Construction Noise and Vibration Management Sub-Plan (CNVMP) - The Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary and Certifier, or</p> <p>(b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. A copy of the CNVMP must be submitted to the Planning Secretary and Certifier. The Sub-Plan must include:</p> <p>(i) identification of the specific activities that will be carried out and associated noise sources at the premises</p> <p>(ii) identification of all potentially affected sensitive residential receiver locations</p> <p>(iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS</p> <p>NSW Government 13 Crows Nest Over Station Development – Site C Department of Planning, Industry and Environment (SSD 13852803)</p> <p>(iv) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval</p> <p>(v) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval</p> <p>(vi) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts</p> <p>(vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction</p> <p>(viii) where objectives cannot be met, additional measures including, but not</p>	Pre-Construction	Compliant	<p>Sydney Metro provided copy of the CNVMP in accordance with (a) or (b) of this condition to the certifier via email on 27 March 2023. On 27 March 2023 the certifier responded confirming that the condition had been satisfied. CNVMP was issued to the Secretary on 30 March 2023. The document was subsequently accepted on 3 May 2023.</p>

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	<p>necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community</p> <p>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice</p> <p>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action</p> <p>(xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan</p> <p>(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity</p> <p>(xiii) measures to monitor noise performance and respond to complaints</p> <p>(xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site</p> <p>(xv) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p>			
B45	<p>Air Quality Management Subplan - The Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended AQMP must be submitted to the Planning Secretary and Certifier, or</p> <p>(b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. A copy of the AQMP must be submitted to the Planning Secretary and Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p>	Pre-Construction	Compliant	<p>Sydney Metro provided Air Quality Management Sub-plan prepared in accordance with (a) or (b) of this condition to the certifier via email on 14 April 2023. On 16 April 2023 the certifier responded confirming that the condition had been satisfied. The document was subsequently accepted on 19 May 2023.</p>

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	(i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods) (ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour) (iii) mission statement (iv) dust and VOCs/odour management strategies consisting of: <ul style="list-style-type: none"> <li>• objectives and targets</li> <li>• risk assessment</li> <li>• suppression improvement plan.</li> </ul> (v) monitoring requirements including assigning responsibility (for all employees and contractors) (vi) communication strategy; and (vii) system and performance review for continuous improvements.			
B46	The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (e.g. frequency, duration and method of monitoring) to be undertaken for the project.	Pre-Construction	Compliant	The Air Quality Management sub-plan covers the detail management practices being implemented for all dust and VOC/odour sources.
B47	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	Pre-Construction	Compliant	The Air Quality Management sub-plan adequately addresses the items listed in this condition.
B48	the Construction Waste Management Sub-Plan (CWMP) - The Applicant shall: (a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary and Certifier, or			

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CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	<p>(b) prepare a Construction Waste Management Sub-Plan (CWMP) for the development, independent of the CWMP approved with the CSSI station works. A copy of the CWMP must be submitted to the Planning Secretary and Certifier. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(i) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste"</p> <p>(ii) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works</p> <p>(iii) procedures for minimising the movement of waste material around the site and double handling</p> <p>(iv) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour</p> <p>(v) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises</p> <p>(vi) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises</p> <p>(vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <ul style="list-style-type: none"> <li>• a traffic plan showing transport routes within the site;</li> <li>• a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> <li>• the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul>	Pre-Construction	Compliant	<p>Sydney Metro provided CWMP, prepared in accordance with (a) or (b) of this condition, to the certifier via email on 28 March 2023. On 30 March 2023 the certifier responded confirming that the condition had been satisfied. The CWMP was issued to the Secretary on 30 March 2023. The document was subsequently accepted on 3 May 2023.</p>
B49	<p>Prior to the issue of Crown Building Work Certificate, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s)</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the evidence of design an operational stormwater management system to</p>

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CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	(b) be generally in accordance with the conceptual design in the EIS (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.			the certifier via email on 15 February 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
B50	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.	Pre-Construction	Compliant	Note
B51	Prior to the commencement of works, the Applicant must either: (a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or (b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must: (i) identify people to be consulted during the design and construction phases (ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development (iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development (iv) set out procedures and mechanisms: • through which the community can discuss or provide feedback to the Applicant • through which the Applicant will respond to enquiries or feedback from the community; and	Pre-Construction	Compliant	CCS to be updated in accordance with (a) or (b) of this condition. CCS was issued to the Secretary and subsequently approved on 26 October 2022.

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CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	<ul style="list-style-type: none"> <li>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.</li> </ul>			
B52	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	Pre-Construction	Compliant	The information in condition B51 once satisfied must be submitted to the secretary. Evidence of this submission to be provided within 1 month of commencement. CCS was issued to Secretary and subsequently approved on 26 Oct 2022.
B53	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Pre-Construction	Compliant	Approval from the secretary is to be provided for the Community Communication Strategy unless other timeframe is agreed to by the secretary. CCS was issued to Secretary and subsequently approved on 26 Oct 2022.
B54	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Pre-Construction	Compliant	Note
B55	Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended or augmented in accordance with this consent, prior to the commencement of works, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects. The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.	Pre-Construction	Compliant	The Community Consultative Committee (CCC) is not required as the CCS applicable to CSSI was updated. CCS was issued to Secretary and subsequently approved on 26 Oct 2022.
B56	Where construction/building works require the use of a public place including a road or footpath, relevant approval under section 138 of the Roads Act 1993 if required, such as a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	Pre-Construction	Compliant	Permit to be provided prior to its installation.

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B57	Unless already carried out under CSSI 7400 for the relevant street frontages and duration of the development, a separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:	Pre-Construction	Compliant	The works specified in this condition has already been carried out under CSSI 7400.
	(a) architectural, construction and structural details of the design as well as any proposed artwork			
	(b) structural certification prepared and signed by an appropriately qualified practising structural engineer.			
B58	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.	Pre-Construction	Compliant	Note
B59	The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSYY-CA-146.	Pre-Construction	Compliant	Advice issued to Airservices and evidence is provided to the Crown Certifier. Sydney Metro provided the evidence of advice issued to Airservices to the certifier via email on 15 February 2023. On 15 February 2023 the certifier responded confirming that the condition had been satisfied.
B60	Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any construction equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.	Pre-Construction	Compliant	Airspace Protection approval is obtained and evidence is provided to the Crown Certifier. Sydney Metro provided the evidence of Airspace Protection approval to the certifier via email on 11 January 2023. On 11 January 2023 the certifier responded confirming that the condition had been satisfied.
B61	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	Pre-Construction	Compliant	Evidence of Public Liability Insurance as specified in this condition is provided to the Crown Certifier. Sydney Metro provided the evidence of Public Liability Insurance to the certifier via email on 10 February 2023. On 10 February 2023 the certifier

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				responded confirming that the condition had been satisfied.
B62	<p>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:</p> <p>(a) complying with the deemed to satisfy provisions; or</p> <p>(b) formulating an alternative solution which:</p> <p>(i) complies with the performance requirements; or</p> <p>(ii) is shown to be at least equivalent to the deemed to satisfy provision; or</p> <p>(iii) a combination of (a) and (b).</p>	Pre-Construction	Compliant	<p>The BCA Assessment Report was prepared by the Crown Certifier on 16 May 2023. The purpose of this report is to assess the current design proposal against the deemed to satisfy and performance provisions of the BCA2019, Amendment 1.</p>
B63	<p>Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFF) - The Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFF) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended UCLAFF must be submitted to the Planning Secretary and Certifier, or</p> <p>(b) an Unexpected Contaminated Land and Asbestos Finds Procedure must be prepared before the commencement of any demolition / construction works and must be followed should unexpected, contaminated land or asbestos be excavated or otherwise discovered during construction. The Unexpected Contaminated Land and Asbestos Finds Procedure must outline the steps to be undertaken to identify, report and manage any signs of potential environmental concern encountered during earthworks/redevelopment works.</p>	Pre-Construction	Compliant	<p>The Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFF) applicable to the CSSI station works (CSSI 7400) will be followed in the event of any finds, although site C works commences at level 2.</p> <p>Sydney Metro provided the Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFF) to the certifier via email on 12 April 2023. On 13 April 2023 the certifier responded confirming that the condition had been satisfied.</p> <p>The Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFF) was issued to Certifier on 12 April 2023 and to Secretary on 24 April 2023. The UCLAFF was subsequently accepted on 5 May 2023.</p>



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CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
B64	A hazardous building materials survey must be conducted on the buildings prior to the commencement of any demolition/construction works on site.	Pre-Construction	Compliant	Note
B65	Prior to the commencement of works, the relevant recommendations detailed in the Preliminary Site (Contamination) Investigation, prepared by Douglas Partners, dated 28 February 2018 must be implemented.	Pre-Construction	Compliant	The recommendations outlined within the Preliminary Site (Contamination) Investigation and Section 13 of the Detailed Investigation Report were implemented by the previous contractors. Evidence is provided to the Crown Certifier. Sydney Metro provided the Detailed Investigation Report to the certifier via email on 07 March 2023. On 08 March 2023 the certifier responded confirming that the condition had been satisfied.
B66	Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details are to be included in the <b>CEMP</b> outlined in <b>Condition B41</b> .	Pre-Construction	Compliant	The demolition and initial construction of Site C was undertaken under the CSSI Planning approval. Updated CSSI CEMP to include relevant SSD content and application. CEMP was issued to Certifier on 28 March 2023 and Secretary on 30 March 2023. The document was subsequently accepted on 3 May 2023. Sydney Metro provided the updated CSSI CEMP to include relevant SSD content and application to the certifier via email on 28 March 2023. On 30 March 2023 the certifier responded confirming that the condition had been satisfied.
B67	The building plans and specifications accompanying the relevant plans submitted to the Certifier prior to the commencement of works shall demonstrate that an appropriate area will be provided within the site for storage of garbage bins and recycling containers and all waste and recyclable materials generated by the approved development.	Pre-Construction	Compliant	Site Layout was provided to the Crown Certifier. Sydney Metro provided the Site Layout to the certifier via email on 02 February 2023. On 02 February 2023 the certifier responded confirming that the condition had been satisfied.

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B68	The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposal. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Pre-Construction	Compliant	Details of compliance with the requirements of the relevant public authorities is issued to the Crown Certifier. Sydney Metro provided the evidence of compliance with the requirements of the relevant public authorities to the certifier via email on 14 February 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
B69	Prior to commencement of works details must be submitted to the certifying authority demonstrating that the development will comply with the flood planning levels within the Flood and Stormwater Assessment prepared by CNDC, dated April 2021.	Pre-Construction	Compliant	Sydney Metro provided the evidence of compliance with the flood planning levels to the certifier via email on 15 February 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
B70	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 the relevant Crown Building Works Certificate.	Pre-Construction	Compliant	Sydney Metro provided the details of compliance with the requirements of the relevant public authorities to the certifier via email on 29 November 2022. On 20 December 2022 the certifier responded confirming that the condition had been satisfied.
B71	Final design plans for the stormwater drainage systems prepared by a qualified practicing professional and in accordance with the requirements of Council shall be submitted to the Certifier prior to the commencement of works.	Pre-Construction	Compliant	Sydney Metro provided the final design plans for the stormwater drainage to the certifier via email on 24 August 2022. On 29 November 2022 the certifier responded confirming that the condition had been satisfied.
B72	The stormwater system must be designed in accordance with the recommendations detailed in Flood and Stormwater Assessment prepared by CNDC, dated April 2021.	Pre-Construction	Compliant	Sydney Metro provided the evidence of design of the stormwater system to meet this condition to the certifier via email on 15 February 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.

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B73	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent</li> <li>(ii) all current statutory approvals for the development</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent</li> <li>(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</li> <li>(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</li> <li>(vi) a summary of the current stage and progress of the development</li> <li>(vii) contact details to enquire about the development or to make a complaint</li> <li>(viii) a complaints register, updated monthly</li> <li>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant’s response to the recommendations in any audit report</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Pre-Construction	Compliant	Note
B74	<p>Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	Pre-Construction	Compliant	<p>Sydney Metro provided the evidence of all outdoor lighting to comply with AS 1158.3.1:2005 to the certifier via email on 07 March 2023. On 08 March 2023 the certifier responded confirming that the condition had been satisfied.</p>

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B75	A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifier for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction.	Pre-Construction	Compliant	A copy of this document is issued to the Crown Certifier on 22 May 2023. On 24 May 2023 the Certifier approved the report.
B76	The Pre-Construction Compliance Report must include:	Pre-Construction	Compliant	This document
	(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.			
B77	Construction Compliance Reports must be submitted to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> for information every six months from the date of the commencement of construction, or within another timeframe agreed to with the Planning Secretary, for the duration of construction. The Construction Certificate 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 months for the duration of construction of the development, or such other timeframe agreed to with the Planning Secretary.	Construction	Compliant	CCR will be submitted to DPE every 6 months from commencement of construction.
B78	The Construction Compliance Reports must include:	Pre-Construction	Compliant	The CCR will include the items listed under E78
	(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 CEMP 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				

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
	(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.			
B79	Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of any applicable Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a> .	Pre-Construction	Compliant	Sydney Metro provided the evidence receipt of long Service Levy to the certifier via email on 18 July 2022. On 18 July 2022 the certifier responded confirming that the condition had been satisfied.
B80	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Pre-Construction	Compliant	The utility works are included under CSSI 7400 works.
B81	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Pre-Construction	Compliant	Sydney Metro provided the evidence of compliance with the requirements of the relevant public authorities to the certifier via email on 14 February 2023. On 02 March 2023 the certifier responded confirming that the condition had been satisfied.
<b>Part C - DURING CONSTRUCTION</b>				
C23	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.	Pre-Construction	Compliant	All suitable measures will be implemented for to works to prevent any sediment or other material to run off the site.
<b>Part D - Prior to Occupation or Commencement of Use</b>				

Crows Nest Site C OSD – PCCR – Compliance Status

CoA Ref	Pre-Construction CoA Requirement Summarised	Stage applicability for preparation/ submission	Compliance Status	Evidence/Notes
D4	<p>Within six months of the date of this consent, an Operational Noise and Vibration Management Plan (ONVMP) prepared by a suitably qualified person shall be submitted to and approved by the Planning Secretary. The ONVMP must be prepared in consultation with Council and the EPA. The ONVMP shall include (but not be limited to):</p> <ul style="list-style-type: none"> <li>(a) be prepared in accordance with the EPA’s Noise Policy for Industry</li> <li>(b) identify nearby sensitive receivers and land uses</li> <li>(c) identify the noise limits applying to the development</li> <li>(d) identify all key sources of operational noise and vibration</li> <li>(e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise noise and vibration</li> <li>(f) be consistent with and incorporate all relevant recommendations and mitigation measures outlined in the Crows Nest Site C Over Station Development Noise and Vibration Impact Assessment prepared by CNDC, dated September 2021</li> <li>(g) address community consultation and complaint management; and</li> <li>(h) include a suitable proactive noise and vibration monitoring program which aims to ensure the noise and vibration criteria in this approval are not exceeded.</li> </ul> <p>A copy of the approved ONVMP must be submitted to Council.</p>	Pre-Construction	Compliant	<p>ONVMP was prepared in Consultation with North Sydney Council and the EPA. On 21 July 2022 North Sydney Council stated that “North Sydney Council raises no objection to the Crows Nest Noise and Vibration Management Plan”. On 15 June 2022 the EPA stated “The EPA will not be commenting on the draft ONVMP, and no follow-up consultation is required” The final ONVMP was submitted to Secretary and approved on 12 Sep 2022. The Approved ONVMP was issued to Council on 16 May 2023.</p>

[REDACTED]  
Director Sustainability, Environment & Planning  
City & Southwest – Sydney Metro  
Level 43, 680 George Street  
Sydney, New South Wales, 2000

05/06/2023

[REDACTED]

**Crows Nest OSD Site C Stage 2 - SSD-13852803  
Pre-Construction Compliance Report**

I refer to the Pre-Construction Compliance Report (**report**), as required under Schedule 2 Conditions B75 and B76 of SSD-13852803 as modified (the **consent**) and submitted to the Department of Planning and Environment (**department**) on 24 May 2023 (SSD-13852803-PA-9).

The department has reviewed the report and considers it to generally satisfy the reporting requirements of the consent. Please note that the department's acceptance of this report is not an endorsement of the compliance status of the project.

The department also notes that any future Construction Compliance Reports must be prepared, undertaken, finalised and submitted in accordance with Schedule 2, Conditions B77 and B78 of the consent and the *Compliance Reporting Post Approval Requirements* (June 2018). Failure to meet these requirements will require revision and resubmission.

Please make a copy of the report publicly available on the company's website.

Should you wish to discuss the matter further, please contact [REDACTED]  
[REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Compliance Officer – Metro Other  
*Person authorised under the Environmental Planning and Assessment Act 1979*