



INDEPENDENT AUDIT REPORT



Development	Sydney Metro Crows Nest Over Station Development – Site C
Application Number	SSD 13852803
Applicant	Sydney Metro
Audit Scope	Construction of Phase
Audit Reference	SSD-13852803-IA1
Audit Organisation	A W Edwards Pty Ltd and Sydney Metro
Report Prepared and Certified by	[REDACTED]
Date of Audit	8 May 2024
Date of Report	1 July 2024

Revision	Date	Revision History
0.0	19 June 2024	Issued to AW Edwards and Sydney Metro
1.0	1 July 2024	Addressed Client Comments

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EXECUTIVE SUMMARY

This Audit Report presents the results of the first independent audit (IA1) for the Sydney Metro Crows Nest Over Station Development – Site C Project, encompassing the construction of an eight (8) storey commercial office building above the metro station at 14 Clarke Street, Crows Nest (Lot 1 DP 1223850). The responsibility for Project delivery lies with Sydney Metro (the Applicant).

A W Edwards Pty Ltd (A W Edwards) was appointed as the Principal Contractor by Sydney Metro, and they commissioned this IA1. Annabelle Tungol of Artea Green Ventures Pty Ltd (AGV) was engaged as the Independent Auditor and received approval from the NSW Planning of Planning, Housing and Infrastructure (NSW Planning) on 22 March 2024. This IA1 was conducted in accordance with the State Significant Development (SSD 13852803) Schedule 2, Part A Administrative Conditions of Consent (CoC) A27 to A31, following the guidelines outlined in the Independent Audit Post Approval Requirements, May 2020 (IAPAR). The site inspection and interview with key personnel on 08 May 2024.

Summary of Findings

The summary of findings during this IA1 is as follows:

- This is the first audit conducted against the conditions of approval SSD 13852803.
- A total of 185 Conditions of Consent (CoCs) under SSD 13852803 were assessed.
- One hundred and nineteen (119) CoCs were found to be compliant.
- Sixty-four (64) CoCs were not triggered.
- There were two (2) non-compliances raised against conditions A18 and A27 for not conducting the independent audit as per the IAPAR 2020 and not notifying NSW Planning in writing of this non-compliance.
- The following key strengths were noted:
 - Construction documentation and records were found to be up-to-date and well-maintained.
 - Site environmental controls were implemented, including sedimentation controls, dust management, handling of chemicals (paints and fuels), traffic controls, and noise and vibration controls.
 - No works were conducted outside of working hours for OSD Site C.
 - No environmental incidents and only one complaint was received since the construction of OSD Site C.
 - The project was well-resourced with an experienced environmental team.

Detailed findings are presented in Section 3 and Appendix A.

The Auditor wishes to express gratitude for the exceptional level of organisation, cooperation, and assistance provided by the auditees throughout the Independent Audit process.

1.0 INTRODUCTION

This Audit Report presents the results of the first independent audit (IA1) for the Sydney Metro Crows Nest Over Station Development (OSD) – Site C Project, encompassing the construction of an eight (8) storey commercial office building above the metro station at 14 Clarke Street, Crows Nest (Lot 1 DP 1223850). The responsibility for Project delivery lies with Sydney Metro (the Applicant).

A W Edwards Pty Ltd (A W Edwards) was appointed as the Principal Contractor by Sydney Metro, and they commissioned this IA1. Annabelle Tungol of Artea Green Ventures Pty Ltd (AGV) was engaged as the Independent Auditor and received approval from the NSW Planning of Planning, Housing and Infrastructure (NSW Planning) on 22 March 2024. This IA1 was conducted in accordance with the State Significant Development (SSD 13852803) Schedule 2, Part A Administrative Conditions of Consent (CoC) A27 to A31, following the guidelines outlined in the Independent Audit Post Approval Requirements, May 2020 (IAPAR). The site inspection and interview with key personnel on 08 May 2024.

1.1 Project Background

1.1.1 Crows Nest Station Precinct

The Crows Nest Station precinct is located between the Pacific Highway and Clarke Street (eastern side of the Pacific Highway) and Oxley Street and south of Hume Street, Crows Nest. It is wholly located within the North Sydney local government area (LGA). It is also near the boundary of both the Willoughby and Lane Cove LGAs. The Crows Nest Station precinct comprises three sites (Figure 1). The following building envelopes and land uses were approved for each of the sites in the concept SSD Application:

- Site A (497-521 Pacific Highway, Crows Nest): 21-storey (RL 180m including a 4.4m rooftop building services zone) commercial office building with a maximum floor space of 40,300m²
- Site B (477-495 Pacific Highway, Crows Nest): 17-storey (RL 155m) residential accommodation building with a maximum floor space of 13,000m²
- Site C (14 Clarke Street, Crows Nest): 9-storey (maximum RL 132m including a 5m rooftop building services zone) commercial office building with a maximum floor space of 3,100m²



Figure 1 Crows Nest Precinct (source: Design Report Woods Bagot)

1.1.2 The Site

Site C is located at the northeastern corner of Hume Street and Clarke Street and comprises one allotment with the address of 14 Clarke Street, Crows Nest. It is legally described as Lot 1 in DP1123850 (Figure 2).

The site is roughly rectangular in shape and is located within the Crows Nest village centre. Adjoining Site C is a seven-storey residential building (known as 'Wyndel Apartments') at 22-26 Clarke Street and a five-storey commercial building at 20 Clarke Street.

The existing buildings on the site have been demolished to facilitate the construction of Crows Nest Station under the CSSI Approval. The demolition works are now complete, and the site is vacant and surrounded by construction hoarding. Once the station is completed as per the CSSI Approval, the entry within Site C will provide a connection to the east towards Willoughby Road.



Figure 4 Aerial image of Crows Nest Metro Site C
Source: NearMaps

Figure 2 Site Location (source: Design Report Woods Bagot)

1.1.3 Surrounding Context

As per the Design Report, in the immediate context of the site, there are a number of medium-scale commercial buildings and to the west, directly opposite site A, there are various typologies of building stock but mostly comprising of low-scale commercial and residential developments.

There are no heritage items on the site of the Crows Nest OSD, however, the locally listed St Leonards centre is directly to the northwest of the site on the corner of Clarke and Oxley St.

On the northern end of the site, at the intersection of Albany Street and Oxley Street is the Crows Nest substation. It is a large dominating three storey building. It is listed in the State Heritage Register.

1.1.4 Project Approval

The application for the Sydney Metro Crows Nest Over Station Development for Site C, on the north-western corner of Hume Street and Clarke Street, was lodged by Sydney Metro as a State Significant Development on 10 June 2021 (reference SSD- 13852803) and was approved by the Minister in December 2021. The project is described in the approval (hereafter referred to as the SSD Approval) as:

- Construction of an eight (8) storey commercial office building above the metro station.

A W Edwards has been awarded the tender to construct Crows Nest Metro Over Station Development Site C (the OSD project).

The following summary of modifications to the Condition of Consent:

- SSD-138523803 - Approved by the Director, Key Sites Assessments on 17 December 2021
- SSD-13852803-Mod-1 - Approved by the Team Leader, Key Sites Assessments on 1 March 2023 for modification of Conditions B14, B45, and B65.
- SSD-13852803-Mod-2 - Approved by the Team Leader, Key Sites Assessments on 9 October 2023 for modification of Condition B14 to correct an error in relation to inclusions in, and exclusions to, maximum building height.

1.1.5 Crown Certificates

The Project was constructed under the following Crown Certificates released by the Project Certifier Jensen Hughes Pty Limited:

- Crows Nest Over Station Development – Site C – Stage 1 Crown Certificate dated 30 May 2023- Construction of an eight (8) storey Commercial Office Building above the metro station – this Crown Certificate relates to the structural framework and pre-cast external wall panels to the building only.
- Crows Nest Over Station Development – Site C – Stage 2 Main Works Crown Certificate dated 1 August 2023 - Construction of an eight (8) storey Commercial Office Building above the metro station – this Stage 2 Crown Certificate relates to the main building works and is issued following the Structural framework and Pre Cast external wall panels Stage 1 Crown Certificate issued on 30 May 2023.
- Crows Nest Over Station Development – Site C – Stage 3 Main Works Crown Certificate dated 29 August 2023 - Construction of an eight (8) storey Commercial Office Building above the metro station this Stage 3 Crown Certificate relates to the main building works and includes the Lote Consulting Fire Engineering Report that addresses facade issues and cavity barriers and is issued following the Structural framework and Pre Cast external wall panels Stage 1 Crown Certificate issued on 30 May 2023 and the Stage 2 Main Works Crown Certificate issued on 1 August 2023.

1.2 Audit Team

The audit team (including qualifications and experience) is presented in Table 1.

Table 1: Audit Team Qualifications and Experience

Name	Company	Role	Qualifications
[REDACTED]	Artea Green Ventures Pty Ltd	Lead Environmental Auditor	Bachelor of Science in Chemical Engineering Exemplar Global Certified Lead Environmental Auditor and Quality Auditor (Certificate No.: 119536)

1.3 The audit objectives

The primary aim of this independent audit is to fulfill the requirements outlined in SSD 13852803 Schedule 2, Part A Administrative Conditions of Consent (CoC) A27 to A31 as per the guidelines specified in the document "NSW Planning of Planning and Environment Independent Audit Post Approval Requirements" (IAPAR 2020).

1.4 Audit scope

The scope of this Independent Audit as per the IAPAR 2020 included the following:

- an assessment of compliance with:
 - all conditions of approval applicable to current works delivered within this audit period 24 June 2023 to 8 May 2024.
 - all post-approval and compliance documents prepared to satisfy the conditions of approval, including an assessment of the implementation of Construction Environmental Management Plans and Sub-plans; and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment.
 - the physical extent of the development in comparison with the approved boundary.
 - incidents, non-compliances, and complaints that occurred or were made during the audit period.
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and

- feedback received from the NSW Planning, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- the status of implementation of previous Independent Audit findings, recommendations, and actions (if any).
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the NSW Planning, considering relevant regulatory requirements and legislation, knowledge of the development's past performance, and comparison to industry best practices.

1.5 Audit Period

This audit covers the review of project activities and records during the period between 24 June 2023 and 8 May 2024.

1.6 Project activities

During the conduct of this audit on 8 May 2024 the project is over 90% complete. The following works were undertaken during the site inspection:

- Construction of an eight (8) storey Commercial Office Building above the metro station. The Commercial Office Building is classified as a Class 5 Building being constructed over a Class 9b Assembly Building – Railway Station.
- Installation of façade panels.
- The northbound lane on Clarke Street is closed to allow for safe delivery and installation of façade panels in front of Site C, with pedestrian diversions and stop/slow traffic controls in place.
- The building construction is nearing completion.
- Fire safety and firefighting equipment were installed.
- Landscaping requirements, and planting of the vertical garden is ongoing.
- Above-ground utilities were nearing completion.

2.0 AUDIT METHODOLOGY

2.1 Selection and endorsement of the audit team

In accordance with Section 3.1 of the IAPAR 2020, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

Approval of the Audit Team was provided by the NSW Planning on 22 March 2024. The confirmation letter is presented in **Appendix B** and the auditor's independence declaration is attached in **Appendix D**.

2.2 Audit Scope Development

The audit scope and checklist, based on the Project Conditions of Consent Requirements SSD 13852803, were prepared by AGV. Please refer to **Appendix A** in this report for further details.

2.3 Audit Process

2.3.1 Opening Meeting

The opening meeting took place on 8 May 2024, at 9:00 am with the attendance of representatives from A W Edwards, Sydney Metro project personnel, and the auditor, as indicated in Section 2.3.4. During the meeting, several key topics were discussed, including:

- Confirmation of the audit's purpose and scope.
- An overview of the Project scope and an update on the status of the works.
- Reports or occurrences of any environmental incidents, non-compliances, and complaints.
- A comprehensive explanation of the audit process, aligning with the proposed Audit Program.

2.3.2 Conduct of Audit

The audit activities encompassed the following:

- The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the NSW Planning's IAPAR 2020.
- Consultations with the NSW Planning were conducted prior to the audit Refer to Section 2.5 and Section 3.8.
- Reviewing the project documentation, including the Construction Environmental Management Plan (CEMP) and sub-plans, to ensure compliance with the Conditions of Consent Requirements.
- Conducting a thorough site walk to assess the implementation of mitigation measures and environmental controls on 8 May 2024.
- Performing the audit using a checklist prepared based on the Conditions of Consent Requirements SSD 13852803, which involved interviewing personnel and examining records provided as evidence of compliance.

- Identified findings were discussed during the closing meeting, and any necessary actions resulting from site inspections were promptly communicated to site personnel and addressed without delay.
- Additional information requested by the auditor was also provided after the audit day.

2.3.3 Closing Meeting

On 08 May 2024 at 1:00 pm, a closing meeting was conducted, attended by representatives from A W Edwards and Sydney Metro. The meeting involved discussions regarding general feedback and the audit findings. AGV auditor expressed their appreciation for the cooperation, transparency, and hospitality demonstrated by the auditees throughout the audit process.

2.3.4 Audit Attendance and Site Personnel Interviewed

The following table presents the name and position of project personnel present during the site inspection, records review, and interview.

Table 2. Interviewed Site Personnel

Name	Company	Position
[REDACTED]	A W Edwards Pty Ltd	Environmental Coordinator
[REDACTED]	A W Edwards Pty Ltd	Assistant PM Site C
[REDACTED]	A W Edwards Pty Ltd	Construction Manager
[REDACTED]	A W Edwards Pty Ltd	Community Manager
[REDACTED]	A W Edwards Pty Ltd	Environmental Manager
[REDACTED]	Sydney Metro	Senior Manager - Environment

2.4 Site Inspections

On-site audit activities involved a comprehensive inspection of the entire project site and its associated work activities to validate the implementation of mitigation measures in alignment with aspects and impact detailed in the EIS, CEMP, and sub-plans. These aspects and impacts include but are not limited to:

- Visual impact and amenity
- Air quality
- Soil and water management
- Noise management
- Vibration management
- Traffic and access
- Waste management

The site inspection, carried out on 08 May 2024, provided a basis for detailed observations, which are elaborated upon in **Section 3** and **Appendix A**. Additionally, visual documentation of the inspection, including photographs, can be found in **Appendix E**.

2.5 Consultation

On 7 April 2024, AGV engaged in consultation with the NSW Planning to seek their input regarding the scope of the Independent Audit and to ascertain whether there was a need to involve other stakeholders, as outlined in Section 3.2 of the IAPAR 2020. For detailed information on the outcomes of the consultation with the relevant agencies, refer to **Section 3.8** of this report. The consultation records can be found in **Appendix C**.

2.6 Compliance Status Descriptors

The compliance status of each consent condition requirement in the Audit Table was assessed using the appropriate descriptors provided in Table 3, following the guidelines outlined in the IAPAR 2020. The meanings and interpretations of these descriptors were considered when determining the compliance status for each requirement.

Table 3: Compliance Status Descriptors

Status	Description
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.
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.

As per the IAPAR 2020, as part of the audit evaluation, the auditor may make observations, including identifying any opportunities for improvement in relation to any compliance requirement or any other aspect of the project. Any observations or notes are in addition to the compliance status descriptor assigned to each compliance requirement, limited to the descriptors listed in Table 3.

3.0 AUDIT FINDINGS

3.1 List of the Approvals and Documents Reviewed

The primary documents reviewed or presented as evidence during this audit are as follows:

- SSD-138523803 - Approved by the Director, Key Sites Assessments on 17 December 2021
- SSD-13852803-Mod-1 - Approved by the Team Leader, Key Sites Assessments on 1 March 2023 for modification of Conditions B14, B45, and B65.
- SSD-13852803-Mod-2 - Approved by the Team Leader, Key Sites Assessments on 9 October 2023 for modification of Condition B14 to correct an error in relation to inclusions in, and exclusions to, maximum building height.
- Crows Nest Over Station Development – Site C – Stage 1 Crown Certificate dated 30 May 2023- Construction of an eight (8) storey Commercial Office Building above the metro station – this Crown Certificate relates to the structural framework and Pre-Cast external wall panels to the building only.
- Crows Nest Over Station Development – Site C – Stage 2 Main Works Crown Certificate dated 1 August 2023 - Construction of an eight (8) storey Commercial Office Building above the metro station – this Stage 2 Crown Certificate relates to the main building works
- Crows Nest Over Station Development – Site C – Stage 3 Main Works Crown Certificate dated 29 August 2023 - Construction of an eight (8) storey Commercial Office Building above the metro station this Stage 3 Crown Certificate relates to the main building works and includes the Lote Consulting Fire Engineering Report that addresses facade issues and cavity barriers
- Construction Environmental Management Plan Revision 07 reviewed and updated on 19 January 2024
- Air Quality and Dust Management Procedure Revision 03 reviewed and updated on 25 January 2024
- Fauna and Flora Management Procedure Revision 02 reviewed and updated on 22 January 2024
- Soil and Water Management Procedure Revision 02 reviewed and updated on 22 January 2024
- Construction Heritage Management Plan Revision 04 reviewed and updated on 19 January 2024
- Construction Visual and Landscape Management Plan Revision 03 reviewed and updated on 22 January 2024
- Construction Spoil Management Plan Revision 02 reviewed and updated on 22 January 2024
- Construction Noise and Vibration Management Plan Revision 06 reviewed and updated on 22 January 2024
- Crows Nest OSD Site C Stage 2 - SSD-13852803 Pre-Construction Compliance Report 24 May 2023

- Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024
- Hammertech Records (plant registration, induction records, safety and environmental inspections)
- Carbon Estimate Reporting Tool 1 July 2023 to 31 December 2023
- Quarterly Sustainability Report Q4 2023 dated 15/02/2024
- Complaint Register
- ROLs License 2234724 20/03/2024 to 01/06/2024
- ROLs License 225252070 Clarke Street 19/04/2024 to 30/June 2024

All other records of evidence were noted in the Audit Table as Appendix A.

3.2 Summary of the assessment of compliance

The summary of findings during this IA1 is as follows:

- A total of 185 Conditions of Consent (CoCs) under SSD 13852803 were assessed.
- One hundred and nineteen (119) CoCs were found to be compliant.
- Sixty-four (64) CoCs were not triggered.
- There were two (2) non-compliances raised against conditions A18 and A27 for not conducting the independent audit as per the IAPAR 2020 and not notifying NSW Planning in writing of this non-compliance.

A summary of the assessment of compliance i.e., a comparison between the total number of compliance requirements and any non-compliances identified during this reporting period is presented in the graph below.

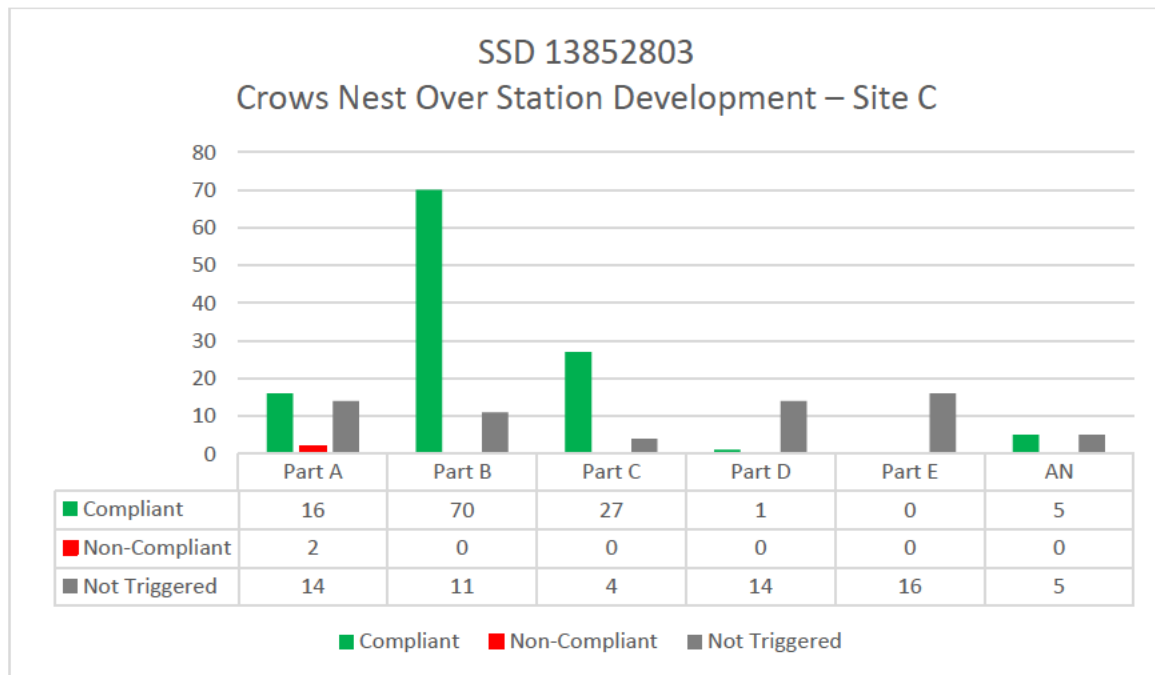


Figure 3. Summary of the Assessment of Compliance -IA1

The SSD 13852803 Crows Nest Over Station Development – Site C was divided into the following Parts of Schedule 2:

- Part A - Administrative Conditions
- Part B - Prior to Commencement of Works
- Part C – During Construction
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post Occupation
- Advisory Notes
- Appendix 1 – Incident Notification and Reporting Requirements

3.3 Summary of Non-compliances during the Audit Period

There were two (2) non-compliances raised during this audit against conditions A18 and A27 for not conducting the Independent Audit as per the IAPAR 2020 audit frequency and for not notifying the NSW Planning in writing that this Project is non-compliant to Condition A27. Refer to Section 4.0 for details with respect to these non-compliances.

3.4 Summary Of Any Notices, Orders, Penalty Notices or Prosecutions

There are no notices, orders, penalty notices, or prosecutions have been issued or imposed during this audit period.

3.5 Summary of Complaints

A complaints register is being maintained by the Applicant which can be accessed upon request and was being submitted to ER and the NSW Planning on a weekly basis as part of the CSSI Approval for Crows Nest Station.

During the reporting period, one complaint related to the Project was received. The complaint, attributed to project activities, concerned noise during standard construction hours affecting a business at 7-11 Clarke Street, operated by a psychologist whose clients are sensitive to noise.

Upon investigation, the Place Manager met with the stakeholders to discuss their concerns. The stakeholder understood the necessity of the construction but requested financial assistance for installing double-glazed windows due to appointment cancellations caused by noise. The Place Manager explained that financial assistance could not be provided, as A W Edwards was compliant with the conditions of consent. The stakeholders asked for their concerns to be escalated to Sydney Metro.

Sydney Metro and A W Edwards representatives met with the stakeholders on 02 February 2024, to outline the remaining works, noting that noisy activities would conclude by April 2024 and overall site works by June 2024. They emphasised compliance with project conditions of consent and daily respite periods from 12 pm to 2 pm. While no additional mitigation was deemed necessary, Sydney Metro offered noise monitoring to explore further mitigation, which the stakeholder declined.

3.6 Details of the Incident

There were no reportable incidents as defined by the condition of consent.

3.7 Adequacy Of Environmental Management Plans, Sub-Plans, and Compliance Documents

The Construction Environmental Management Plan (CEMP) and its corresponding sub-plans for Crows Nest Station have been effectively updated to incorporate the OSD Site C work activities and controls. These plans were consistently reviewed annually to ensure their adequacy, implementation, and maintenance. The recent audit confirms their suitability for ongoing construction activities. During the audit period, several sub-plans relevant to the Project were updated as part of the annual review and construction updates:

- Construction Environmental Management Plan Revision 07 reviewed and updated on 19 January 2024
- Air Quality and Dust Management Procedure Revision 03 reviewed and updated on 25 January 2024
- Fauna and Flora Management Procedure Revision 02 reviewed and updated on 22 January 2024
- Soil and Water Management Procedure Revision 02 reviewed and updated on 22 January 2024
- Construction Heritage Management Plan Revision 04 reviewed and updated on 19 January 2024
- Construction Visual and Landscape Management Plan Revision 03 reviewed and updated on 22 January 2024
- Construction Spoil Management Plan Revision 02 reviewed and updated on 22 January 2024
- Construction Noise and Vibration Management Plan Revision 06 reviewed and updated on 22 January 2024

The implementation of the CEMP and sub-plans was verified through various methods, including site inspections, interviews, and record reviews, as detailed in Appendix A and Section 3.11. Further visual evidence supporting these findings is available in Appendix E.

3.8 Consultation with the NSW Planning and Stakeholders

The table below presents the results of the consultation process and the feedback received from NSW Planning. The consultation email was sent to the NSW Planning on 07 April 2024 the detailed consultation records can be found in **Appendix C** of this report.

Table 4: Consultation Results

Stakeholder	Comments	Response to feedback
NSW Planning of Planning, Housing and Infrastructure (NSW Planning)	On 10 May 2024, an email from NSW Planning was received in response to the consultation requirements. Further to the required scope under Condition A27 of SSD 13852803, as	

Stakeholder	Comments	Response to feedback
	modified and the Independent Audit Post Approval Requirements (2020), NSW Planning requests that the audit give particular consideration to the following:	
NSW Planning of Planning, Housing and Infrastructure (NSW Planning)	Noise management and the management of construction hours, specifically in relation to the requirements of Conditions C3 to C7.	The work for OSD Site C was only carried out within the standard working hours. Only one complaint was received with respect to OSD Site C works.
	The management and delineation between construction works on the Sydney Metro Crows Nest ISD and those under the OSD, especially in relation to construction works undertaken outside of the hours under Condition C3.	There was no work conducted for OSD Site C during outside working hours.
	Construction traffic management with reference to the requirements of Condition B28, C18, and C31.	The northbound lane on Clarke Street is closed to allow for safe delivery and installation of façade panels in front of Site C, with pedestrian diversions and stop/slow traffic controls in place. Road Occupancy Licenses were applied. ROLs License 2234724 20/03/2024 to 01/06/2024 and ROLs License 225252070 Clarke Street 19/04/2024 to 30/June 2024. 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. Refer to Appendix E for photos of evidence.

3.9 Other Matters Considered Relevant by the Auditor and Department

No other matters are considered relevant by the Auditor. The areas of concern raised by NSW Planning were discussed on the above Section 3.8.

3.10 Assessment of Actual and Predicted Impacts

The audit considered the actual impacts arising from the carrying out of the construction work and the implementation of mitigation measures during this audit period and whether they are consistent with the relevant impacts and mitigation measures predicted in the EIS Section 12 Mitigation Measures. A summary of the assessment is presented in Table 5.

Table 5: Summary of predicted versus actual impacts.

No.	Aspect	EIS Proposed OSD-specific measure	Summary of Actual Impacts During Audit Period	Consistent (Yes / No)
1	<i>Built form</i>	Any design development should occur in accordance with the process outlined in the Crows Nest Over Station Development Design Excellence Strategy to ensure design integrity.	This will be checked by the Certifier.	Yes
2	<i>Materials and finishes</i>	<p>All external materials and finishes above the transfer slab should have a spectral reflectivity of less than 20% unless a further Reflectivity Assessment confirms that the design does not result in unacceptable glare.</p> <p>OSD interface issue with CSSI 7400 Approval</p> <p>This detailed SSD Application only seeks consent for the building located above the station transfer slab (or Level 2 on Site C). All works below Level 2 of the building relate to internal uses and fit-outs only. Accordingly, the detailed design and materials that are selected for the ground floor to Level 2 of the building form part of the CSSI Approval. Regardless, the building at these elevations is predominantly brick-clad which has a matt finish.</p>	This will be checked by the Certifier.	Yes
3	<i>Signage</i>	<p>Details of the exact content, materiality, and illumination of signs within the signage zones should be subject to a separate planning application.</p> <p>Signage should be compatible with, but distinct from, the character of the separate metro station signage to support wayfinding.</p> <p>OSD interface issue with CSSI 7400 Approval</p> <p>Wayfinding and identification signage for the metro station entrance and areas form part of the CSSI Approval being developed as part of the SDPP and IAP.</p>	This will be checked by the Certifier.	Yes
4	<i>Loading, servicing, deliveries and waste collection</i>	Prepare a Loading Dock Management Plan prior to the commencement of operations of the OSD on the site for the use of Clarke Lane. The LDMP should detail the following:	Yet to be developed.	Yes



No.	Aspect	EIS Proposed OSD-specific measure	Summary of Actual Impacts During Audit Period	Consistent (Yes / No)
		<ul style="list-style-type: none"> loading dock management details including any required booking or communication process service vehicle volumes including size and frequency details around incident management at the access to the loading dock, and management of conflicts between vehicles pedestrians, and cyclists <p>OSD interface issue with CSSI 7400 Approval The permanent dedicated loading space on Site A will be managed by a separate Loading Dock Management Plan prepared at the appropriate future stage, in accordance with the conditions of consent and Mitigation Measures nominated in the approved Concept SSD Application.</p>		
5	<i>Sustainability</i>	The detailed design of the OSD should achieve a 5 Star NABERs energy rating, 4 Star NABERs water rating, and a 5 Star Green Star as Built v1.2 rating, with consideration of the initiatives identified in the Environmentally Sustainable Development Strategy (April 2021)	Quarterly Sustainability Report Q4 2023 was submitted as evidence of compliance.	Yes
6	<i>Operational noise and vibration</i>	External plants and services should be designed in accordance with the recommendations of the Noise and Vibration Impact Assessment (April 2021), and confirmed to meet the relevant criteria and standards via a mechanical noise and vibration assessment prior to its construction/installation OSD interface issue with CSSI 7400 Approval This detailed SSD Application only relates to plants and services that are required for the operation of OSD.	This will be checked by the Certifier.	Yes
7	<i>Construction</i>	For construction concurrent with the construction of Crows Nest Station, works should be in accordance with the Sydney Metro Construction Environmental Management Framework, with consideration of the following:	Mitigation measures were in accordance with CEMP and subplans associated with the scope of work. Refer to Appendix A and Appendix E for	Yes



No.	Aspect	EIS Proposed OSD-specific measure	Summary of Actual Impacts During Audit Period	Consistent (Yes / No)
		<ul style="list-style-type: none"> adhering to the minimum working distances for mitigating vibration in the Noise and Vibration Impact Assessment (April 2021), and adhering to the recommended noise mitigation measures detailed in the Noise and Vibration Impact Assessment (April 2021) adhering to the construction waste management recommendations in the Waste Management Plan (April 2021) 	evidence of implementation.	
8	<i>Crime prevention through environmental design</i>	<p>The final detailed construction drawings for the Site C OSD should have consideration of the recommendations in the CPTED Report (April 2021). A CCTV network should be designed in consultation with a suitably qualified security consultant. Signage would be installed advising visitors that CCTV is in operation.</p> <p>OSD interface issue with CSSI 7400 Approval This detailed SSD Application only seeks consent for the building located above the station transfer slab (or Level 2 on Site C). All works below Level 2 of the building relate to internal uses and fit-outs only. Accordingly, the detailed design of the station and public domain areas is under the CSSI Approval.</p>	This will be checked by the Certifier.	Yes
9	<i>Waste management</i>	<p>The final detailed construction drawings for the Site C OSD should address the recommendations for the design of the waste storage room detailed in the Waste Management Plan (April 2021). Facilities management should be responsible for the delivery and review of the operational aspects of the Waste Management Plan (April 2021) on an annual basis in accordance with Green Star Criteria. The review process should be completed with reference to the framework provided in the Waste Management Plan (April 2021).</p> <p>OSD interface issue with CSSI 7400 Approval This detailed SSD Application only relates to the OSD uses and areas.</p>	This will be checked by the Certifier.	Yes

No.	Aspect	EIS Proposed OSD-specific measure	Summary of Actual Impacts During Audit Period	Consistent (Yes / No)
10	Aviation	<p>Separate approval should be obtained for any construction cranes that would penetrate the OLS, if required for OSD construction works.</p> <p>OSD interface issue with CSSI 7400 Approval If utilising the same cranes as those completing works associated with the CSSI Approval, approval may have already been obtained.</p>	Crane approval under CSSI.	Yes

3.11 Site Inspection Results

Refer to **Appendix E** of this report for the photographs taken during the inspection conducted as part of this audit. These photographs serve as visual documentation of the site and its various aspects, providing visual support to the observations and findings described in the report.

Note that the consent of conditions only covers from level 2 and up of the building. During the site inspection, no environmental issues were raised. Several mitigation measures were observed to minimise potential environmental impacts. These measures included:

- Sedimentation controls were implemented within the building's internal drains by covering each drain with fabric.
- Chemicals (mostly paints) were stored within a bund,
- Dust is minimised by regular sweeping.
- Construction wastes were collected in a bin per level.
- Landscaping works were conducted i.e. vertical planting.
- Traffic controls were implemented for the deliveries of materials for OSD Site C.
- Plant and equipment were registered and maintained.

These observations highlight the proactive approach taken to address potential environmental concerns and ensure compliance with environmental mitigation measures.

3.12 Key strengths and environmental performance

Based on the pre-audit records provided for review, the site inspection, and interview conducted on 8 May 2024, the project demonstrated its readiness for this audit. The following key strengths were noted:

- Construction documentation and records were found to be up-to-date and well-maintained.

- Site environmental controls were implemented, including sedimentation controls, dust management, handling of chemicals (paints and fuels), traffic controls, and noise and vibration controls.
- No works were conducted outside of working hours for OSD Site C.
- No environmental incidents and only one complaint was received since the construction of OSD Site C.
- The project was well-resourced with an experienced environmental team.



4.0 AUDIT FINDINGS AND RECOMMENDATIONS

Detailed findings are presented in **Section 3** and **Appendix A**. The following Table 6 presents the non-compliances and auditor recommendations. A Response to the Audit Recommendation (RAR) must be submitted to NSW Planning with this report.

Table 6 Audit Findings and Recommendations

Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings	Auditor Recommendation/ Applicant Response	Responsibility
IA1-NC-01	A18	Non-compliant	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 Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	The Department was not notified in writing within seven days after the Applicant became aware of any non-compliance against A27.	Ensure that notifications of non-compliance are conducted in writing within seven days after becoming aware of the non-compliance. This also applies should there be non-compliance raised by the Certifier.	A W Edwards
IA1-NC-01	A27	Non-compliant	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This was the first audit conducted for the Project. The Audit Frequency as per IAPAR 2020 was not implemented.	To comply with the IAPAR audit requirements the next audit must be conducted within 6 months from the completion of this audit (8 May 2024) or prior to the operation of the development should the development be completed prior to 6 months.	A W Edwards

5.0 LIMITATIONS

Artea Green Ventures Pty Ltd (AGV) has provided this Document to A W Edwards Pty Ltd (the Client), and it is subject to the following restrictions:

This Document is specifically prepared for the purpose outlined in the AGV proposal/contract/relevant terms of engagement or as agreed upon between AGV and the Client. AGV has relied on data, surveys, analyses, designs, plans, and other information (referred to as "the information") provided by the Client, as well as other individuals and organisations. Unless stated otherwise in the Document, AGV has not independently verified the accuracy or completeness of the information. The conclusions presented in this document, including statements, opinions, facts, findings, and recommendations, depend on the accuracy and completeness of the information. AGV cannot be held responsible for incorrect conclusions if the information is incomplete, incorrect, concealed, withheld, misrepresented, or not fully disclosed to AGV.

For compliance with the design and the Building Codes of Australia (BCA) and the satisfaction of the Independent Verifier/Certifier/Certifying Authority, the Independent Audit relied on confirmation from the Independent Verifier/Certifier/Certifying Authority that these conditions were met. The Independent Audit did not assess the works against the design or BCA requirements itself, nor did it examine the steps taken by the Independent Verifier/Certifier/Certifying Authority to verify compliance with the design.

The assessment of actual impacts and predicted impacts in the Environmental Impact Assessment(s) was a high-level qualitative assessment. The Environmental Impact Assessment(s) included numerous studies and predictions based on observations, measurements, and modelling of the existing environments and potential project outcomes (including mitigation measures). A comprehensive assessment of the accuracy of these predictions would require additional studies using actual data points as inputs. Unless specified in the Document, there is no requirement, to the Auditor's knowledge, to undertake such studies, and they are not part of this Independent Audit.

Audits of all post-approval documents, including an evaluation of the implementation of Environmental Management Plans and Sub-plans, utilise a Judgement Based Sampling (JBS) technique, which is a sampling technique used in auditing to select items or transactions for examination based on the auditor's professional judgment and expertise. The auditor considers various factors and uses their professional judgment to select items that are deemed to be more significant, risky, or representative of the population being audited. These factors may include the auditor's knowledge of the client's operations, industry-specific risks, materiality thresholds, and areas of higher inherent risk.

This Document is prepared exclusively for the Client's benefit and should not be used, in whole or in part, in other contexts, or for any other purpose. AGV holds no responsibility for the use of this Document by any other party. AGV will not be liable to any other person or organisation for any matter addressed in this Document or for any loss or damage suffered by any other person or organisation resulting from the matters discussed or conclusions expressed in this Document (including negligence by AGV). Parties other than the Client should not rely on this Document or the accuracy or completeness of any conclusions and should conduct their investigations and seek independent advice regarding such matters.

To the best of AGV's knowledge, the facts and matters described in this Document reasonably reflect the Client's intentions at the time the Document was issued. However, changes over time, the emergence of latent conditions, or the impact of future events (including changes in applicable law) may have led to variations in the Document and its potential consequences. AGV will not be held liable for updating or revising the Document to account for any events, emergent circumstances, or facts that occur or become apparent after the Document's issue date.

APPENDIX A – INDEPENDENT AUDIT TABLE



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
SCHEDULE 2 PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development and any rehabilitation required under this consent.	Site Inspection and Interview 8 May 2024	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures were implemented to prevent, and if prevention was 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.	Compliant
TERMS OF CONSENT				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent (b) in accordance with all written directions of the Planning Secretary (c) in accordance with the EIS and Response to Submissions (d) in accordance with the management and mitigation measures (e) in accordance with the approved plans in the table below.	Site Inspection and Interview 8 May 2024	The development was carried out: (a) in compliance with the conditions of this consent except for conditions A18 and A27. (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 (e) in accordance with the approved plans in the table below.	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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).	Site Inspection and Interview 8 May 2024	There was no Planning Secretary written directions to the Applicant to date for this development.	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity, or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict.	Site Inspection and Interview 8 May 2024	There was no inconsistency noted.	Not Triggered
LAPSING OF APPROVAL				
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	Site Inspection and Interview 8 May 2024 SSD-PA-10 Notification sent to Department on 16 June 2023 commencement is 24 June 2023	The development has physically commenced on 24 June 2023.	Compliant
LIMITS ON CONSENT				
A6	This consent does not approve: (a) the detailed fit-out and operation of retail premises and business premises (b) the installation of signage other than two top-of-building signage zones and ground-level signage zone Where required, separate development application(s) must be lodged, and consent obtained for the above works and uses (except where exempt and complying development applies).	Site Inspection and Interview 8 May 2024	Ongoing construction of the building. The following works were not conducted. (a) the detailed fit-out and operation of retail premises and business premises (b) the installation of signage other than two top-of-building signage zones and ground-level signage zone	Compliant
PRESCRIBED CONDITIONS				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site Inspection and Interview 8 May 2024 Crown Certificates: <ul style="list-style-type: none"> SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000895-110249-S6.28 Crown Certificate-Site C-Main Works 1 August 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000937-110249-S6.28 Crown Certificate-Site C-Main Works-v2 29 August 2023 Certifier Jensen Hughes 	The Applicant complied with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation based on the approval of the Crown Certificates.	Compliant
PLANNING SECRETARY AS MODERATOR				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Site Inspection and Interview 8 May 2024	There was no dispute reported.	Not Triggered
PLANNING SECRETARY AS MODERATOR				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Site Inspection and Interview 8 May 2024	There was no dispute reported.	Not Triggered
EVIDENCE OF CONSULTATION				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Site Inspection and Interview 8 May 2024 Refer to evidence on the following conditions with consultation requirements.	Where conditions of this consent require consultation with an identified party, the Applicant had consulted each relevant authority prior to submitting the document to the Planning Secretary.	Compliant
STRUCTURAL ADEQUACY				
A11	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with <ol style="list-style-type: none"> the relevant requirements of the BCA Notes: <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to have proposed building works certified. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Structural engineers design certification issued by Robert Bird Group dated 16 February 2023. (Relates to entire development)	All new buildings and structures were constructed in accordance with the relevant requirements of the BCA. Refer to the Certifier Certificates.	Compliant
OPERATION OF PLANT AND EQUIPMENT				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A12	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition, and (b) operated in a proper and efficient manner.	Site Inspection and Interview 8 May 2024 Hammertech Records Weekly Site Inspection Records SE6301-06 May 2024 with positive observation. Workers Induction Records in Hammertech Environmental Training and Alert Program Site Toolbox Talks OOHW Pole Installation 30/04/2024	All plant and equipment used on site, or to monitor the performance of the development were maintained in a proper and efficient condition and operated in a proper and efficient manner.	Compliant
APPLICABILITY OF GUIDELINES				
A13	References in the conditions of this consent to any guideline, protocol, Australian Standard, or policy are to such guidelines, protocols, Standards, or policies in the form they are in as at the date of this consent.	Site Inspection and Interview 8 May 2024 Crown Certificates: • SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes • SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000895-110249-S6.28 Crown Certificate-Site C-Main Works 1 August 2023 Certifier Jensen Hughes • SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000937-110249-S6.28 Crown Certificate-Site C-Main Works-v2 29 August 2023 Certifier Jensen Hughes Refer to the CEMP and sub-plans	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 were in as at the date of this consent.	Compliant
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Site Inspection and Interview 8 May 2024	No written directions from the Planning Secretary.	Not Triggered
APPLICABILITY OF GUIDELINES				
A15	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions with respect to incident notification, reporting and response, non-compliance notification, and independent environmental auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is the 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.	Site Inspection and Interview 8 May 2024 Pre-Construction and Compliance Report was submitted to 24 May 2024 DPHI response 05/06/203 Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024 and submitted to DPHI on 04/03/2024	Pre-construction compliance and construction compliance tracking review and reporting were conducted with Sydney Metro and AW Edwards to review compliance against conditions of consent. This is the first independent audit conducted on the project. Refer to Condition A27 – non-compliance was raised on A27 due to not conducting this audit within the IAPAR 2020 audit frequency. Refer to Condition A27 for non-compliance against the IAPAR 2020 audit frequency. Overall, the Applicant is compliant with this condition as monitoring of environmental compliance and performance was conducted through the Compliance Tracking Program and Reporting.	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A16	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Site Inspection and Interview 8 May 2024	No reportable incident during the audit period.	Not Triggered
A17	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Site Inspection and Interview 8 May 2024	No reportable incident during the audit period.	Not Triggered



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
NON-COMPLIANCE NOTIFICATION				
A18	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Site Inspection and Interview 8 May 2024 Environmental Incident and Non-Compliance Notification Report 20/02/2024 Crows Nest Site C OSD NCR#1.	Non-Compliant IA1-NC-01: The Department was not notified in writing within seven days after the Applicant became aware of any non-compliance against A27. Auditor Recommendation: Ensure that notification of non-compliance is conducted in writing within seven days after becoming aware of the non-compliance. This also applies should there be non-compliance raised by the Certifier.	Non-Compliant IA1-NC-01
A19	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known), and what actions have been or will be, undertaken to address the non-compliance.	Site Inspection and Interview 8 May 2024	Not yet triggered. No non-compliance notification has been raised to date. The Applicants signify compliance to this condition when raising the non-compliant notification.	Not Triggered
A20	A non-compliance that has been notified as an incident does not need to also be notified as a non-compliance.	Site Inspection and Interview 8 May 2024	No incident occurred.	Not Triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A21	Within three months of: (a) the submission of a compliance report under this consent; (b) the submission of an incident report under this consent; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under this consent 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.	Site Inspection and Interview 8 May 2024 CEMP rev 07 dated 19 January 2024	The CEMP and sub-plans were reviewed and updated in accordance with the annual review requirements as stated in the plans. No update is required based on the submission of the compliance reports.	Compliant
A22	If necessary, to either improve the environmental performance of the development, cater for a modification, or comply with a direction, the strategies, plans, and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans, and programs are updated regularly and to incorporate any recommended measures to improve the environmental performance of the development.	Site Inspection and Interview 8 May 2024 CEMP rev 07 dated 19 January 2024	Not triggered. The CEMP and subplans were reviewed and updated in accordance with annual review requirements including any changes or modifications with the condition of consent.	Compliant
COMPLIANCE REPORTING				
A23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	Site Inspection and Interview 8 May 2024 Crow's Nest Site C Over Station Development – Pre-Construction Compliance Report 22 May 2023 Rev 0 Final Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024 and submitted to DPHI on 04/03/2024	The Compliance Reports of the project were carried out every six months and reports were submitted to the Department by Sydney Metro. The project adopted the 10 June 2020 Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's) Advisory Letter. Refer to Condition A27 – non-compliance against the PAR 2020.	Compliant



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A24	Compliance Reports must be submitted to the Department by the timeframes set out in the Compliance Reporting Post Approval Requirements (2020) unless otherwise agreed to by the Planning Secretary.	Site Inspection and Interview 8 May 2024 Pre-Construction and Compliance Report was submitted to 24 May 2024 DPHI response 05/06/203 Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024 and submitted to DPHI on 04/03/2024	Compliance Reports were submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020).	Compliant
A25	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary unless otherwise agreed by the Planning Secretary.	Site Inspection and Interview 8 May 2024 Pre-Construction and Compliance Report was submitted to 24 May 2024 DPHI response 05/06/203 Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024 and submitted to DPHI on 04/03/2024 https://crowsnestmetrostation.com.au/ https://www.sydneymetro.info/sites/default/files/2023-06/SM%20CSW%20CN%20Site%20C%20OSD%20PCCR%20Final_Redacted_0.pdf	The Applicant made the Pre-Compliance Report publicly available 60 days after submitting it to the Planning Secretary. The Compliance Report CCR#1 was submitted to DPHI on 04/03/2024 and DPHI responded on 17 June 2024. The CCR#1 must be posted on the website within 60 days from 17 June 2024.	Compliant
A26	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Site Inspection and Interview 8 May 2024	Not triggered. The project is still in the construction phase during this audit.	Not Triggered
INDEPENDENT ENVIRONMENTAL AUDIT				
A27	Independent Audits of the development must be conducted and carried out by the Independent Audit Post Approval Requirements (2020).	Site Inspection and Interview 8 May 2024 Crows Nest Over Station Development – Site C Construction Compliance Report #1 01/03/2024 and submitted to DPHI on 04/03/2024	Non-Compliant IA1-NC-02 This was the first audit conducted for the Project. The Audit Frequency as per IAPAR 2020 was not implemented. Auditor Recommendation: To comply with the IAPAR audit requirements the next audit must be conducted within 6 months from the completion of this audit (8 May 2024) or before the operation of the development should the development be completed before 6 months.	Non-Compliant IA1-NC-02
A28	Proposed independent auditors must be agreed to in writing by the Planning Secretary before the commencement of an Independent Audit.	Site Inspection and Interview 8 May 2024 Crows Nest OSD Site C - Stage 2 - Independent Auditor Nomination 1 -Approval letter from NSW Department of Planning, Housing and Infrastructure (NSW Planning) 22 March 2024	The proposed independent auditor was approved in writing by the Planning Secretary before the commencement of an Independent Audit. Annabelle Tungol of Artea Green Ventures Pty Ltd was nominated as auditor.	Compliant
A29	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times than those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Site Inspection and Interview 8 May 2024	No requirement from the Planning Secretary.	Not Triggered



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A30	By the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under this consent; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	Site Inspection and Interview 8 May 2024	This is the first independent audit conducted on the project. Note: By the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under this consent. (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	Not Triggered
A31	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	Site Inspection and Interview 8 May 2024	This is the first independent audit conducted on the project. Note: Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	Not Triggered
A32	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	Site Inspection and Interview 8 May 2024	Ongoing construction.	Not Triggered
PART B PRIOR TO COMMENCEMENT OF WORKS				
CROWN BUILDING WORK				
B1	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: (a) the date of the invitation for tenders to carry out Crown building work; or (b) in the absence of tenders, the date on which the Crown building work commences.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000895-110249-S6.28 Crown Certificate-Site C-Main Works 1 August 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000937-110249-S6.28 Crown Certificate-Site C-Main Works-v2 29 August 2023 Certifier Jensen Hughes	The following Crown Certificates were issued by the Certifier Jensen Hughes: <ul style="list-style-type: none">Structural framework and Pre-Cast external wall panels Stage 1 Crown Certificate issued on 30 May 2023.The Stage 2 Main Works Crown Certificate was issued on 1 August 2023; andSite C-Main Works-v2 - this Stage 3 Crown Certificate relates to the main building works (construction of an eight (8) storey commercial office building) above the metro station and includes the Lote Consulting Fire Engineering Report that addresses facade issues and cavity barriers and issued issues on 29 August 2023	Compliant
NOTIFICATION OF COMMENCEMENT				
B2	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	Site Inspection and Interview 8 May 2024 SSD-PA-10 Notification sent to Department on 16 June 2023 commencement is 24 June 2023	The Department had been notified in writing on 16 June 2023 of the dates of commencement of physical work at least 48 hours before works commencing on 24 June 2023.	Compliant
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.	Site Inspection and Interview 8 May 2024	Staged construction is not proposed.	Not Triggered



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
DESIGN EXCELLENCE AND INTEGRITY				
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.	<p>Site Inspection and Interview 8 May 2024</p> <p>Architectural design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p> <p>Architectural FP1.4 design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p>	Woods Bagot Architects and Oculus (the Design Team) have direct participation in the design and contract documentation phases and were also directly involved in the Construction stage as per an interview with the Sydney Metro and AW Edwards.	Compliant
B5	The Design Team is to have full access to the site, following safety induction and is to be authorized by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project.	<p>Site Inspection and Interview 8 May 2024</p> <p>Architectural design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p> <p>Architectural FP1.4 design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p> <p>Hammertech Records of Attendance Onsite</p>	<p>The Design Team had full access to the site, following safety induction, and was authorized by the Applicant to respond directly to the consent authority where information or clarification was required in the resolution of any design issues throughout the project.</p> <p>All the Designers were fully inducted and could access the site anytime.</p>	Compliant
B6	Evidence of the Design Team's commission is to be provided to the Certifier prior to the commencement of works	<p>Site Inspection and Interview 8 May 2024</p> <p>Email- The design Team was commissioned on 26/08/2022 and submitted to the Certifier. Design Service Brief Site C Building</p> <p>Email 26/08/2023 – Certifier confirming that this condition has been satisfied.</p> <p>Sydney Metro provided the professional services contract for design services to the under email on 23 August 2022.</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>Evidence of the Design Team's commission was provided to the Certifier prior to the commencement of works and included in the Crown Certificates.</p> <p>Sydney Metro provided the professional services contract for design services to the certifier via email on 23 August 2022.</p> <p>On 26 August 2022, the certifier responded confirming that the condition has been satisfied.</p>	Compliant
B7	The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.	Site Inspection and Interview 8 May 2024	Not triggered. The Design Team has not been changed.	Not Triggered
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.	<p>Site Inspection and Interview 8 May 2024</p> <p>Submission of architectural design drawings to the Department on 22 May 2023</p>	There were minor updates to the architectural design drawings which were submitted to the Planning Secretary on 22 May 2023.	Compliant
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).	Site Inspection and Interview 8 May 2024	Not triggered. No advice was made by the Planning Secretary.	Not Triggered
INTEGRATION WITH APPROVED METRO STATION BOX				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	<p>Site Inspection and Interview 8 May 2024</p> <p>Architectural design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p> <p>Architectural FP1.4 design certification issued by Woods Bagot dated 14 February 2023 (Relates to entire development)</p> <p>Architectural design certification issued by Woods Bagot dated 20 July 2023</p> <p>Architectural design certification issued by Woods Bagot dated 25 August 2023</p> <p>Submission of architectural design drawings to the Department on 22 May 2023</p>	There have been minor updates to the architectural design drawings which were 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.	Compliant
MATERIALS AND FINISHES				
B11	<p>Details of final materials and finishes must be lodged with the Planning Secretary. The details must include:</p> <ul style="list-style-type: none"> (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 (b) specifications and sample boards for all external finishes, colors, 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. (c) confirmation of the process and methods in arriving at the final choice for all materials and finishes (d) detailed architectural drawings of the façade details 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>The plans lodged to satisfy this consent must include final specifications of color, material, and, where relevant, manufacturer.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>email on 11 November 2022 - details of final materials and finishes to the certifier</p> <p>email on 20 December 2023 – Certifier confirming that the condition has been satisfied</p>	<p>Sydney Metro provided the details of the final materials and finishes to the certifier via email on 11 November 2022.</p> <p>On 20 December 2022, the certifier responded confirming that the condition has been satisfied.</p>	Compliant
LANDSCAPING				
B12	<p>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:</p> <ul style="list-style-type: none"> (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 (e) commit to replace plants with the same species should any plant loss occur within the maintenance period. 	<p>Site Inspection and Interview 8 May 2024</p> <p>Sydney Metro's landscape consultant (Oculus) statement dated 4 October 2022 confirms that the AFC landscape plans prepared for Crows Nest Site C OSD are consistent with the Stage 2 SSD Approved Plans, including the EIS.</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>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.</p> <p>18 October 2022 - landscape plans and the statement from the landscape consultant to the certifier email</p> <p>20 December 2022 the certifier responded confirming that the condition had been satisfied.</p>	Compliant
B13	<p>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:</p> <ul style="list-style-type: none"> (a) evidence of consultation with the Design Review Panel and how their advice has been addressed; and (b) details on how the roof and façade planter boxes can be accessed for maintenance. 	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Oculus provided a statement dated 23 January 2023 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</p>	<p>Prior to the commencement of works, the Applicant had submitted a Landscape Maintenance Plan to the Certifier for approval.</p> <p>Sydney Metro's landscape consultant (Oculus) provided a statement dated 23 January 2023 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.</p>	Compliant
MAXIMUM BUILDING HEIGHT				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B14	<p>The Applicant must submit to the satisfaction of the Certifier details confirming:</p> <p>(a) The overall maximum height of the building does not exceed RL 132 AHD.</p> <p>(b) The maximum building height to the top of the building parapet is RL 127 AHD.</p> <p>Note: The maximum building heights in (a) and (b) above include plant and lift overruns, but exclude communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues, maintenance ladder safety rails, façade capping, and the like.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Refer to Sydney Metro Drawing SMCSWSCN-SMC-SCN-AT-DWG-610505 Revision 00 that details the overall RL as per this Modified condition issued under the covering email dated 5 April 2023 from Sydney Metro.</p>	<p>Sydney Metro provided the evidence to the certifier via email on 05 April 2023 indicating that the maximum building height as per B14.</p> <p>On 05 April 2023, the certifier responded confirming that the condition had been satisfied.</p>	Compliant
GROSS FLOOR AREA CERTIFICATION				
B15	<p>The Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 3,100 m2.</p> <p>Note: The GFA approved under this consent excludes any GFA attributed to development approved under the Sydney Metro City and Southwest station works (CSSI 7400).</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Refer to Sydney Metro Drawing SMCSWSCN-SMC-SCN-AT-DWG-120520 Revision 01 that details the gross floor area as per this condition issued under the covering email dated 15 July 2023 from Sydney Metro.</p>	<p>The Applicant had submitted to the satisfaction of the Certifier details confirming the gross floor area of the development did not exceed 3,100 m2.</p>	Compliant
STRUCTURAL DETAILS				
B16	<p>The Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Structural Engineers Design Certificate dated 16 February 2023 issued by Robert Bird Group under covering email dated 21 February 2023 from Sydney Metro.</p>	<p>Sydney Metro provided the structural engineer's 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.</p>	Compliant
EXTERNAL WALLS AND CLADDING				
B17	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>All the external walls comply with the requirements of the BCA.</p>	<p>The external walls of all buildings including additions to existing buildings complied with the relevant requirements of the BCA.</p> <p>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 has been satisfied.</p>	Compliant



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 aluminum composite panels comply with the requirements of the BCA.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Architectural Design Certificate dated 14 February 2023 issued by Woods Bagot under covering email dated 4 May 2023 from Sydney Metro.	Before the commencement of works and prior to occupation or commencement of the use, the Applicant provided 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 aluminum composite panels comply with the requirements of the BCA. 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.	Compliant
B19	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary for information.	Site Inspection and Interview 8 May 2024 Crows Nest OSD Site C - Stage 2 - SSD-13852803-PA-9 dated 24 May 2023 submission of Pre-Construction Compliance Report	Provided all documents to DPHI as part of the submission of PCCR.	Compliant
MECHANICAL VENTILATION				
B20	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Mechanical Design Certificate dated 12 January 2023 issued by NDY under covering email dated 25 January 2023 from Sydney Metro.	Sydney Metro provided the evidence of ventilation to the certifier via email on 25 January 2023. On 26 January 2023, the certifier responded confirming that the condition had been satisfied.	Compliant
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Mechanical Design Certificate dated 12 January 2023 issued by NDY under covering email dated 25 January 2023 from Sydney Metro.	Sydney Metro provided 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.	Compliant
REFLECTIVITY				
B22	The visible light reflectivity from building materials used shall not exceed 20 percent and shall be designed to minimize glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifier prior to the commencement of works.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Façade Engineers Design Statement dated 15 December 2022 issued by Surface Design under covering email dated 20 December 2022 from Sydney Metro.	Sydney Metro provided 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.	Compliant
SITE STABILITY AND CONSTRUCTION WORK				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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> <ul style="list-style-type: none"> (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 (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 (c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work (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 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Geotechnical Engineers Design Statement dated 16 March 2023 issued by SMEC under covering email dated 4 April 2023 from Sydney Metro. Rock Anchor Deed /Section 30 Agreement between Sydney Metro and Strata Plan 52547. Deed of Variation to Tunnel and Station Excavation works between Sydney Metro and North Sydney Council</p>	<p>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.</p>	Compliant
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
B24	<p>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</p>	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Architectural Services Design statement dated 14 February 2023, Electrical Design Statement dated 1 March 2023, Geotechnical Design Statement dated 23 February 2023, Landscape Design Statement dated 21 February 2023, and Sustainability Services Design Statement dated 15 February 2023 under covering email dated 2 March 2023 from Sydney Metro.</p>	<p>The Applicant had submitted 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</p> <p>Sydney Metro provided 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</p>	Compliant
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B25	<p>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.</p>	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Architectural Services Design Statement dated 14 February 2023, Security Services Design Statement dated 15 February 2023, and Electrical Design Statement dated 1 March 2023 under covering email dated 2 March 2023 from Sydney Metro.</p>	<p>The Applicant had submitted 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.</p> <p>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 the certifier responded confirming that the condition had been satisfied.</p>	Compliant
B26	<p>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 a minimum 5-star rating under NABERs Energy Base Building. Details demonstrating compliance with this condition must be submitted to the Certifying Authority.</p>	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>The Applicant demonstrated that Ecologically Sustainable Development was 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 a minimum 5-star rating under NABERs Energy Base Building. Details demonstrating compliance with this condition had been submitted to the Certifying Authority.</p> <p>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.</p>	Compliant
INSTALLATION OF WATER-EFFICIENT FIXTURES AND FITTINGS				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B27	The Applicant shall submit to the satisfaction of the Certifier evidence demonstrating: <ul style="list-style-type: none"> (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) (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) (d) Systems must include "smart controls" to reduce unnecessary flushing. Continuous flushing systems are not approved. 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Plumbing and Hydraulic Fixtures Specification dated 15 December 2021 issued under covering email dated 4 October 2022 from Sydney Metro.</p>	Sydney Metro provided the evidence to 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.	Compliant
CONSTRUCTION PARKING				
B28	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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Crows Nest OSD-C CTMP for the Crows Nest OSD Site C - Stage 2 and Department of Planning and Environment approval of Site C CTMP dated 27 September 2022 issued under covering email dated 30 September 2022 from Sydney Metro.</p>	<p>Prior to the commencement of construction, the Applicant submitted 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> <p>CSSI CTMP was updated to include relevant SSD content and applications. 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 the Secretary on 19 September 2022. The document was subsequently approved on 27 Sep 2022.</p>	Compliant
FIRE AND RESCUE CONSULTATION				
B29	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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>NSW Fire & Rescue response to FEBQ dated 25 August 2022.</p>	<p>The Applicant consulted 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> <p>Sydney Metro provided the evidence of consultation with FEBQ to satisfy this condition to the certifier via email on 08 September 2022 the certifier responded by confirming that the condition had been satisfied.</p>	Compliant
MECHANICAL PLANT NOISE MITIGATION				
B30	The Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plants 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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Acoustic Services Design Statement dated 14 February 2023 issued by NDY under covering email dated 15 February 2023 from Sydney Metro</p>	<p>The Applicant had submitted to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plants 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> <p>Sydney Metro provided the evidence of noise mitigation measures for all mechanical plants 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>	Compliant
ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B31	The Applicant must submit to the satisfaction of the Certifier details prepared by a suitable 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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Accessibility report dated 6 April 2023 prepared by Jensen Hughes Pty Ltd Reference Number 110249-Access-r1.	The Applicant had submitted 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. 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 condition had been satisfied.	Compliant
SYDNEY WATER ASSETS				
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. Note: Sydney Water's Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes	All building, plumbing, and drainage work had been carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans were 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. Sydney Metro provided the evidence of plumbing and drainage work to satisfy this condition to the certifier via email on 09 November 2022 the certifier responded confirming that the condition had been satisfied.	Compliant
BICYCLE PARKING AND FACILITIES				
B33	A minimum of 21 on-site bicycle parking and 7 visitor bicycle parking spaces shall be provided.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Drawing SMCSWSCN-SMC-SCN-AT-DWG-208508 detailing Bike parking facilities prepared by Sydney Metro under covering email dated 22 August 2023 from Sydney Metro.	A minimum of 21 on-site bicycle parking and 7 visitor bicycle parking spaces were provided 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.	Compliant
B34	Minimum end-of-trip facilities are as follows: (a) 30 personal lockers; and (b) 6 showers.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Drawing SMCSWSCN-SMC-SCN-AT-DWG-208508 detailing Bike parking facilities prepared by Sydney Metro under covering email dated 22 August 2023 from Sydney Metro.	The minimum end-of-trip facilities were as follows: (a) 30 personal lockers; and (b) 6 showers. 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.	Compliant
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes	The layout, design, and security of bicycle facilities complied with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities. Sydney Metro provided the evidence of the layout, design, and security of bicycle facilities to satisfy this condition to the certifier via email on 27 February 2023 the certifier responded by confirming that the condition had been satisfied.	Compliant



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Drawing SMCSWSCN-SMC-SCN-AT-DWG-208508 detailing Bike parking facilities prepared by Sydney Metro under covering email dated 22 August 2023 from Sydney Metro.</p>	<p>Bicycle parking and associated end-of-trip facilities were provided and designed in accordance with the details provided within the application. Details were submitted to the satisfaction of the Certifier prior to the commencement of works.</p> <p>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.</p>	Compliant
PRE-CONSTRUCTION DILAPIDATION REPORTS				
B37	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, curb and gutter, driveway crossovers and laybacks, curb 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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Dilapidation Survey Reports provided by Sydney Metro under covering email dated 19 July 2022.</p>	<p>Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure, and roads, the Applicant engaged a suitably qualified person to prepare a Pre-Construction Dilapidation Report. The Report was to detail the current structural condition of all adjoining buildings, infrastructure, and roads (including the public domain site frontages, the footpath, curb and gutter, driveway crossovers and laybacks, curb 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 was subject to the consent of the owner and any inspection of buildings on privately affected land was included in the details of the whole building where only part of the building may fall within the 'zone of influence'. The report was submitted to the satisfaction of the Certifier prior to the commencement of works. A copy of the report was forwarded to the Certifier and each of the affected property owners.</p> <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>	Compliant
B38	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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Dilapidation Survey Reports provided by Sydney Metro under covering email dated 19 July 2022.</p>	<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> <p>No access issues were encountered, and evidence of a dilapidation survey was provided to the certifier to satisfy this condition.</p>	Compliant
B39	Any damage to the public way including trees, footpaths, curbs, 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 sooner.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Dilapidation Survey Reports provided by Sydney Metro under covering email dated 19 July 2022.</p>	<p>Any damage to the public way including trees, footpaths, curbs, gutters, road carriageway, and the like had been 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 sooner.</p>	Compliant
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B40	<p>Prior to the commencement of any works, the Applicant shall:</p> <ul style="list-style-type: none"> (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 (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: <ul style="list-style-type: none"> (i) a description of the development (ii) location of any proposed work zone(s) (iii) details of crane arrangements including the location of any crane(s) and crane movement plan (iv) haulage routes (v) proposed construction hours (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 minimized during peak periods (vii) Construction vehicle access arrangements (viii) construction program and construction methodology, including any construction staging (ix) a detailed plan of any proposed hoarding and/or scaffolding (x) measures to avoid construction worker vehicle movements within the precinct (xi) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Sydney Metro City and Southwest (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 (xiii) identify the cumulative construction activities of the development and other projects within or around the development site, including the Sydney Metro City and Southwest and private development. Proposed measures to minimize the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP. (c) Submit a copy of the final development specific CPTMP to the Sydney Coordination Office within TfNSW for endorsement (d) Provide the builder's direct contact number too 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 (e) A copy of the final development-specific CPTMP must be submitted to the Planning Secretary and Certifier. 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Interchange Access Plan Crows Nest October 2023 Version 5.1</p> <p>Block 2 Report Sydney Metro C&SW - Traffic and Interchange Monitoring 10-Apr-2024 Sydney Metro City and Southwest - Traffic and Interchange Monitoring Doc No. 60705686-ACM-B2-RPT-TR-001-R01</p>	<p>Prior to the commencement of any works, the Applicant amended the Construction Pedestrian and Traffic Management Plan (CPTMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CPTMP was prepared in consultation with the Sydney Coordination Office within TfNSW and submitted to the Planning Secretary and Certifier.</p> <p>A copy of the final development-specific CPTMP was submitted to the Planning Secretary and Certifier.</p> <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 the Secretary on 19 September 2022. The document was approved by the Secretary on 27 September 2022. In October 2022 the certifier responded confirming that the condition had been satisfied.</p>	Compliant
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B41	<p>The Applicant shall:</p> <ul style="list-style-type: none"> (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 (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: <ul style="list-style-type: none"> (i) Describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase (ii) describe all activities to be undertaken on the site during site establishment and construction of the development (iii) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting (iv) detail statutory and other obligations that the Applicant is required to fulfill during site establishment and construction, including approvals, consultations, and agreements required from authorities and other stakeholders, and key legislation and policies (v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction (vi) describe the roles and responsibilities of all relevant employees involved in the site establishment and construction of the works (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 (viii) document and incorporate all sub-environmental management plans (Sub-Plans), studies, and monitoring programs required under this consent; and (ix) include arrangements for community consultation and complaints handling procedures during construction. 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Sydney Metro provided the updated CSSI CEMP to include relevant SSD content and application via email dated 28 March 2023.</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-000017 Construction Environmental Management Plan Revision 07 19-Jan-24</p>	<p>The Applicant amended the Construction Environmental Management Plan (CEMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CEMP was submitted to the Planning Secretary and Certified</p> <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> <p>The document was subsequently accepted on 03 May 2023.</p> <p>The latest revision 07 dated 19 January 2024.</p>	Compliant
B42	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	<p>Site Inspection and Interview 8 May 2024 SMCSWSCN-AWE-SCN-EM-PLN-000017 Construction Environmental Management Plan Revision 07 19-Jan-24</p>	No inconsistency was noted.	Compliant
B43	<p>The CFEMP and any associated Sub-Plans should be revised:</p> <ul style="list-style-type: none"> (a) at each key stage of the works (b) in response to future development consent (c) in response to major changes in site conditions or work methods; and (d) in support of license variations as necessary. 	<p>Site Inspection and Interview 8 May 2024 SMCSWSCN-AWE-SCN-EM-PLN-000017 Construction Environmental Management Plan Revision 07 19-Jan-24</p>	The CEMP was annually reviewed and updated accordingly.	Compliant
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B44	<p>The Applicant shall:</p> <ul style="list-style-type: none"> (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 (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: <ul style="list-style-type: none"> (i) Identification of the specific activities that will be carried out and associated noise sources at the premises (ii) identification of all potentially affected sensitive residential receiver locations (iii) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the SubPlan, or as undertaken in the (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 (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 (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 (vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction (viii) where objectives cannot be met, additional measures including, but not necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community (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 (x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action (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 (xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity (xiii) measures to monitor noise performance and respond to complaints (xiv) measures to reduce noise-related impacts associated with offsite vehicle movements on nearby access and egress routes from the site (xv) procedures to allow for regular professional acoustic input to construction activities and planning; and (xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings, etc). 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-000028 Construction Noise and Vibration Management Plan revision 06, 22 January 2024</p> <p>Sydney Metro provided a copy of the CNVMP in accordance with (a) or (b) of this condition via email dated 27 March 2023 to the Certifier.</p>	<p>The Applicant amended the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP was submitted to the Planning Secretary and Certifier.</p> <p>Sydney Metro provided a 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 03 May 2023.</p>	<p>Compliant</p>
<p>AIR QUALITY MANAGEMENT SUB-PLAN</p>				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B45	<p>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 CNVMP 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> <p>(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)</p> <p>(ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odor)</p> <p>(iii) mission statement</p> <p>(iv) dust and VOCs/odor management strategies consisting of:</p> <ul style="list-style-type: none"> - objectives and targets - risk assessment - suppression improvement plan. <p>(v) monitoring requirements including assigning responsibility (for all employees and contractors)</p> <p>(vi) communication strategy; and</p> <p>(vii) system and performance review for continuous improvements.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-0000018 Air Quality and Dust Management Procedure revision 03, 25-Jan-2024</p>	<p>The Applicant amended the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development.</p> <p>Sydney Metro provided the 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>	Compliant
B46	<p>The Sub-Plan must detail management practices to be implemented for all dust and VOC/odor sources at the site. The Sub-Plan must also detail the dust, odor, VOC, and semi-volatile organic compounds (SVOC) monitoring program (e.g. frequency, duration, and method of monitoring) to be undertaken for the project.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-0000018 Air Quality and Dust Management Procedure revision 03, 25-Jan-2024</p>	<p>The Air Quality Management sub-plan covers the detailed management practices being implemented for all dust and VOC/odor sources.</p>	Compliant
B47	<p>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.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-0000018 Air Quality and Dust Management Procedure revision 03, 25-Jan-2024</p>	<p>The Applicant developed and implemented an appropriate comprehensive Reactive Air Quality and Odour Management Plan which incorporates an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.</p>	Compliant
CONSTRUCTION WASTE MANAGEMENT SUB-PLAN				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B48	<p>The Applicant shall:</p> <ul style="list-style-type: none"> (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 (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: <ul style="list-style-type: none"> (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" (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 (iii) procedures for minimizing the movement of waste material around the site and double handling (iv) Waste (including litter, debris, or other matter) is not caused or permitted to enter the waters of Sydney Harbour (v) Any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises (vi) the wheels of any vehicle, trailer, or mobilized plant leaving the site and cleaned of debris prior to leaving the premises (vii) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> - a traffic plan showing transport routes within the site. - 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 - the name and address of each licensed facility that will receive waste from the site (if appropriate). 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Quarley Sustainability Report</p> <p>Monthly Reports 3 May 2024</p> <p>Bingo is up to date to April 2024.</p> <p>Draft Q4 2023 QSR and Q3/4 Cert</p>	<p>The Applicant amended 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.</p> <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 03 May 2023.</p>	Compliant
STORMWATER MANAGEMENT SYSTEM				
B49	<p>Prior to the issue of the 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> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s) (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. 	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Drainage and Stormwater Design Certificate dated 24 January 2023 issued under covering email dated 15 February 2023 from Sydney Metro.</p>	<p>Prior to the issue of the Crown Building Work Certificate, the Applicant designed an operational stormwater management system for the development and submitted it to the satisfaction of the Certifier. The system:</p> <ul style="list-style-type: none"> (a) was designed by a suitably qualified and experienced person(s) (b) generally, in accordance with the conceptual design in the EIS (c) in accordance with applicable Australian Standards; and (d) system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. <p>Sydney Metro provided the evidence of the design of an operational stormwater management system to the certifier via email on 15 February 2023. On 02 March 2023, the certifier responded confirming that the condition had been satisfied.</p>	Compliant
COMPLIANCE				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	Site Inspection and Interview 8 May 2024 Induction Presentation 22/04/2024 Hammertech system induction records	The Applicant ensured 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. The induction presentation included CEMP and CCS.	Compliant
COMMUNITY COMMUNICATION STRATEGY				



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B51	<p>Prior to the commencement of works, the Applicant must either:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> - through which the community can discuss or provide feedback to the Applicant - through which the Applicant will respond to inquiries or feedback from the community; and - to resolve any issues and mediate any disputes that may arise in relation to the construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Site Inspection and Interview 8 May 2024 CCS was issued to the Secretary and approved by the Planning Secretary on 26 October 2022.</p> <p>Overarching Community Communications Strategy Revision 7.3, 25 October 2023</p> <p>Meetings with business stakeholders were also conducted.</p> <p>Complaint Register.</p>	<p>Prior to the commencement of works, the Applicant amended the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development.</p> <p>CCS was issued to the Secretary and subsequently approved on 26 October 2022.</p> <p>Community Open Day was conducted Crows Nest Festival Events with Sydney Metro stall every October. Run a little business activation – the burger business was supported during COVID-19. Funding initiatives at schools and community grant programs and the naming of stations crane Liftie.</p> <p>There was no OOHW for OSD A total of one complaint associated with the Crow's Nest OSD – Site C project was received during the reporting period, which was determined to be attributable to project works following investigation.</p> <p>The complaint was related to noise during standard construction hours and impact on business operations. The complaint was determined to be unavoidable.</p> <p>31/08/2023 Complaint - The stakeholder complaint regarding construction noise is impacting the Stakeholder's business as a psychologist, where their clients are sensitive to the construction noise. The stakeholder's business is located at 7-11 Clarke Street, opposite Site C. Investigation - Place Manager met with the Stakeholders to discuss concerns. Stakeholders advised that they understand that the works need to be done, however, is seeking financial assistance with installing double-glazed windows to their business, as their clients have canceled appointments due to construction work noise. Stakeholder advised that it is any and all construction noise, within standard construction hours, that has been impacting their clients. Noting that their business is open between 10 am to 6 pm. The Place Manager informed the Stakeholder that A W Edwards is working in accordance with our conditions of approval and is unable to provide financial assistance for double-glazing their windows. Stakeholders requested that their concerns be escalated to Sydney Metro. Resolution – Sydney Metro and AWE representatives met with the stakeholders in their office on 2 February 2024 to provide an overview of the remaining works advising that noisy activities will be completed by April and OSD June. It was reiterated that activities are undertaken in accordance with Project approvals and that respite is provided daily between 12 pm and 2 pm. They advised that no additional mitigation (at property treatment) has been triggered for AWE's work. Sydney Metro reiterated the offer of noise monitoring was the first step in the process to assess opportunities for additional mitigation, however, the stakeholder declined this offer.</p>	Compliant
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APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B52	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	Site Inspection and Interview 8 May 2024 CCS was issued to the Secretary and approved by the Planning Secretary on 26 October 2022. Overarching Community Communications Strategy Revision 7.3, 25 October 2023	CCS was issued to the Secretary and subsequently approved on 26 Oct 2022.	Compliant
B53	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Site Inspection and Interview 8 May 2024 CCS was issued to the Secretary and approved by the Planning Secretary on 26 October 2022. Overarching Community Communications Strategy Revision 7.3, 25 October 2023	Construction did not commence until the CCS had been approved by the Planning Secretary.	Compliant
B54	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Site Inspection and Interview 8 May 2024 CCS was issued to the Secretary and approved by the Planning Secretary on 26 October 2022. Overarching Community Communications Strategy Revision 7.3, 25 October 2023	The CCS, as approved by the Planning Secretary, will be implemented for a minimum of 12 months following the completion of construction. Ongoing construction at the time of this audit.	Not Triggered
COMMUNITY CONSULTATIVE COMMITTEE				
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. Notes: <ul style="list-style-type: none"> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council, and the local community. 	Site Inspection and Interview 8 May 2024 CCS was issued to the Secretary and subsequently approved on 26 October 2022.	The Community Consultative Committee (CCC) is not required as the CCS applicable to CSSI was updated.	Not Triggered
BARRICADE PERMIT				
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.	Site Inspection and Interview 8 May 2024	Not triggered. The Condition of Consent covers the building works from the 2 nd level to the top. The works specified in this condition have already been carried out under CSSI 7400.	Not Triggered
HOARDING				
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: <ol style="list-style-type: none"> architectural, construction, and structural details of the design as well as any proposed artwork structural certification prepared and signed by an appropriately qualified practicing structural engineer. 	Site Inspection and Interview 8 May 2024	Not triggered. The Condition of Consent covers the building works from the 2 nd level to the top. The works specified in this condition have already been carried out under CSSI 7400.	Not Triggered



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Structural framework and Pre-Cast external wall panels Stage 1 Crown Certificate issued on 30 May 2023 by Jense Hughes Pty Limited Ref No 110249-S6.28-Site C-Structure and Pre-Cast Walls Only.	Evidence of the issue of a Structural Works Inspection Certificate and structural certification were submitted to the Certifier prior to the commencement of construction works on site and approval of the Crown Certificate.	Compliant
AIRSPACE PROTECTION				
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes	Advice is 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 the certifier responded confirming that the condition had been satisfied.	Compliant
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes	Airspace Protection approval is obtained, and evidence is provided to the Crown Certifier. Sydney Metro provided 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.	Compliant
PUBLIC LIABILITY INSURANCE				
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 the Council.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Evidence of Public Liability insurance issued by Gallagher Insurance under covering email dated 10 February 2023 from Sydney Metro.	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 2023. On 10 February 2023, the certifier responded confirming that the condition had been satisfied.	Compliant
BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE				
B62	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 amenities for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (c) complying with the deemed satisfied provisions; or (d) 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).	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes The BCA Assessment Report was prepared by the Crown Certifier Jensen Hughes on 16 May 2023	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.	Compliant
CONTAMINATION AND HAZARDOUS MATERIAL				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B63	<p>The Applicant shall:</p> <ul style="list-style-type: none"> (e) amend, or prepare an addendum to, the Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended UCLAFP must be submitted to the Planning Secretary and Certifier, or (f) 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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Unexpected Contaminated Land and Asbestos Procedure dated 9 February 2023 issued by AW Edwards under covering email dated 12 April 2023 from Sydney Metro.</p>	<p>Not triggered. The Condition of Consent covers the building works from the 2nd level to the top. The works specified in this condition have already been carried out under CSSI 7400.</p> <p>The Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFP) applicable to the CSSI station works (CSSI 7400) will be followed in the event of any finds, although site C works commence at level 2.</p> <p>Sydney Metro provided the Unexpected Contaminated Land and Asbestos Finds Procedure (UCLAFP) 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 (UNCLAFP) was issued to the Certifier on 12 April 2023 and to the Secretary on 24 April 2023. The UCLAFP was subsequently accepted on 05 May 2023.</p>	Not Triggered
B64	A hazardous building materials survey must be conducted on the buildings prior to the commencement of any demolition/construction works on site.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>Not triggered. The Condition of Consent covers the building works from the 2nd level to the top. The works specified in this condition have already been carried out under CSSI 7400.</p>	Not Triggered
B65	Prior to the commencement of works, the relevant recommendations detailed in the Preliminary Site (Contamination) Investigation, prepared by Douglas Partners, dated 21 December 2018 and 28 February 2018 must be implemented.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>Not triggered. The Condition of Consent covers the building works from the 2nd level to the top. The works specified in this condition have already been carried out under CSSI 7400.</p> <p>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 by 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.</p>	Not Triggered
EROSION AND SEDIMENT CONTROL				
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 CEMP outlined in Condition B41.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>SMCSWSCN-AWE-SCN-EM-PLN-000017 Construction Environmental Management Plan Revision 07 19-Jan-24</p>	Soil erosion and sediment control measures were designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details were included in the CEMP outlined in Condition B41.	Compliant
STORAGE AND HANDLING OF WASTE				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 the storage of garbage bins and recycling containers and all waste and recyclable materials generated by the approved development.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Site Layout Plan provided under covering email dated 2 February 2023 from Sydney Metro.	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.	Compliant
REQUIREMENTS OF PUBLIC AUTHORITIES				
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Evidence of public authority approvals from Ausgrid, Jemena, Origin Energy, Sydney Water, and Optus was provided under a covering email dated 14 February 2023 from Sydney Metro.	Sydney Metro provided 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 has been satisfied.	Compliant
FLOOD PLANNING LEVELS				
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Drainage and Stormwater Design Certificate dated 24 January 2023 issued by SMEC, Flood & Stormwater Assessment Report dated April 2021 provided under covering email dated 15 February 2023 from Sydney Metro.	Prior to the commencement of works, details were 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. Sydney Metro provided 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.	Compliant
SYDNEY WATER NOTICE OF REQUIREMENTS				
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Copy of Sydney Water Section 73 Notice of Requirements dated 4 November 2022	An application was 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 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.	Compliant
STORMWATER DESIGN				
B71	Final design plans for the stormwater drainage systems prepared by a qualified practicing professional and in accordance with the requirements of the Council shall be submitted to the Certifier prior to the commencement of works.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Copy of Sydney Water Section 73 Notice of Requirements dated 4 November 2022	Final design plans for the stormwater drainage systems were 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. Sydney Metro provided the final design for the stormwater drainage to the certifier via email on 24 August 2022. On 29 November 2022, certifier responded confirming that the condition had been satisfied.	Compliant



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B72	The stormwater system must be designed in accordance with the recommendations detailed in the Flood and Stormwater Assessment prepared by CNDC, dated April 2021.	<p>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p> <p>Correspondence dated 22 July 2022 issued by North Sydney Council provided under covering email dated 24 August 2023 from Sydney Metro.</p>	<p>The stormwater system was designed in accordance with the recommendations detailed in the Flood and Stormwater Assessment prepared by CNDC, dated April 2021.</p> <p>Sydney Metro provided the evidence of the 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.</p>	Compliant
ACCESS TO INFORMATION				
B73 (SM, AWE only to provide info)	<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"> (i) the documents referred to in condition A2 of this consent (ii) all current statutory approvals for the development (iii) all approved strategies, plans, and programs required under the conditions of this consent (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs (vi) a summary of the current stage and progress of the development (vii) contact details to enquire about the development or to make a complaint (viii) complaints register, updated monthly (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 (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Site Inspection and Interview 8 May 2024 https://www.sydneymetro.info/station/crows-nest-station</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) made the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent (ii) all current statutory approvals for the development (iii) all approved strategies, plans, and programs required under the conditions of this consent (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs (vi) a summary of the current stage and progress of the development (vii) contact details to enquire about the development or to make a complaint (viii) complaints register, updated monthly (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 (x) any other matter required by the Planning Secretary; and <p>(b) kept such information up to date, to the satisfaction of the Planning Secretary.</p>	Compliant
OUTDOOR LIGHTING				
B74	Prior to the 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>Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes</p>	<p>Not triggered. The Condition of Consent covers the building works from the 2nd level to the top. There were no works conducted outside working hours for the OSD component.</p> <p>The use of outdoor lighting specified in this condition has already been carried out under CSSI 7400.</p> <p>Sydney Metro provided 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>	Not Triggered
COMPLIANCE REPORTING				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 compliance@planning.nsw.gov.au before the commencement of construction.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Crows Nest Site C Over Station Development– Pre-Construction Compliance Report dated 22 May 2023 issued by Sydney Metro under covering email dated 22 May 2023 from Sydney Metro.	A Pre-Construction Compliance Report had been prepared for the development and submitted to the Certifier for approval before the commencement of construction. A copy of the endorsed compliance report was provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction A copy of this document is issued to the Crown Certifier on 22 May 2023. On 24 May 2023, the Certifier approved the report.	Compliant
B76)	The Pre-Construction Compliance Report must include: (c) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (d) the expected commencement date for construction.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Crows Nest Site C Over Station Development– Pre-Construction Compliance Report dated 22 May 2023 issued by Sydney Metro under covering email dated 22 May 2023 from Sydney Metro.	The Pre-Construction Compliance Report included: (i) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (j) the expected commencement date for construction.	Compliant
B77	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, 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.	Site Inspection and Interview 8 May 2024 Crows Nest Over Station Development Site C – Construction Compliance Report #1, 01/03/2024, and submitted to the Department on the same day.	Construction Compliance Reports were 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 Certificate Reports provided details on the compliance performance of the development for the preceding six months and submitted within one month following the end of each six months for the duration of construction of the development.	Compliant
B78 (SM, AWE only to provide info)	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 the 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 (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.	Site Inspection and Interview 8 May 2024 Crows Nest Over Station Development Site C – Construction Compliance Report #1, 01/03/2024, and submitted to the Department on the same day.	The Construction Compliance Reports included: (a) a results summary and analysis of environmental monitoring (b) the number of any complaints received, including a summary of the 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 (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.	Compliant
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 https://www.longservice.nsw.gov.au/bci/levy/about-the-levy .	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Long Service Levy receipt dated 11 July 2022 issued by NSW Long Service Corporation.	Prior to the issue of any Construction Certificate, the Applicant submitted to the satisfaction of the Certifier details confirming payment of any applicable Long Service Levy. Sydney Metro provided the evidence receipt of the 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.	Compliant
UTILITIES AND SERVICES				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B80	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes	The Condition of Consent covers the building works from the 2nd level to the top. The utility works are included under CSSI 7400 works.	Compliant
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.	Site Inspection and Interview 8 May 2024 SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes Copies of public authorities' requirements to the certifier via email on 14 February 2023	Prior to the commencement of above ground works written advice was obtained from the electricity supply authority, an approved telecommunications carrier, and an approved gas carrier (where relevant) stating that satisfactory arrangements had been made to ensure provisions of adequate services. Sydney Metro provided 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.	Compliant
PART C DURING CONSTRUCTION				
APPROVED PLANS TO BE ON-SITE				
C1	A copy of the approved and certified plans, specifications, and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council, or the Certifying Authority.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	A copy of the approved and certified plans, specifications, and documents incorporating conditions of approval and certification were kept on the Site at all times and were readily available.	Compliant
SITE NOTICE				
C2	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, Certifier, and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (a) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size (b) the notice is to be durable and weatherproof and is to be displayed throughout the work 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 complaints 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 unauthorized entry to the site is not permitted.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	A site notice(s) was 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, Certifier, and Structural Engineer. The notice(s) was to satisfy all but not be limited to, the following requirements: (a) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size (b) the notice is to be durable and weatherproof and is to be displayed throughout the work 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 complaints 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 unauthorized entry to the site is not permitted.	Compliant
HOURS OF CONSTRUCTION				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays.	Site Inspection and Interview 8 May 2024	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays. There was no out-of-hours work for OSD.	Compliant
C4	No work may be carried out on Sundays or public holidays.	Site Inspection and Interview 8 May 2024	No work was carried out on Sundays or public holidays. There was no out-of-hours work for OSD.	Compliant



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C5	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plants, or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Site Inspection and Interview 8 May 2024	No emergency works. There was no out-of-hours work for OSD.	Not Triggered
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterward.	Site Inspection and Interview 8 May 2024	No emergency works. There was no out-of-hours work for OSD.	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving, and similar high-noise and/or annoying activities as defined in the Interim Construction Noise Guidelines, must be carried out in accordance with the hours agreed to in CSSI-7400. Under CSSI-7400, the following respite hours have been agreed upon within the community following appropriate consultation in relation to high-impact works: (a) Monday to Friday: high noise activities between 8-11 am, 12-3 pm, and 4-6 pm. Respite periods would be before 8 am and between 11 am-12 pm, 3-4 pm. (b) Saturday: high noise activities would be limited to 8-11 am	Site Inspection and Interview 8 May 2024	No rock bearing works for OSD.	Not Triggered
C8	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorized personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	To protect the safety of work personnel and the public, the work site was adequately secured to prevent access by unauthorized personnel, and work was conducted at all times in accordance with relevant SafeWork requirements. No inductions and no training will gain access to the site. Worksite was secured.	Compliant
C9	The Applicant shall ensure that the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan, and Construction Waste Management Plan required by Part B of this consent are implemented during construction.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Applicant ensured that the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan, and Construction Waste Management Plan required by Part B of this consent were implemented during construction.	Compliant
C10	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos General Noise Monitoring	The development was constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures were implemented and any activities that could exceed the construction noise management levels were identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP. No OOHW for OSD Site C. Overall management of noise and vibration were already captured under CSSI 7400 works.	Compliant
C11	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Applicant ensured construction vehicles (including concrete agitator trucks) did not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent. No OOHW for OSD Site C. Overall management of noise a vibration were already captured under CSSI 7400 works.	Compliant
C12	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimize noise impacts on surrounding noise-sensitive receivers.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Applicant implemented, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimize noise impacts on surrounding noise-sensitive receivers.	Compliant



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C13	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding an NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1-hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	Overall management of noise was already captured under CSSI 7400 works. No high-impact noise for OSD.	Compliant
C14	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.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	Any noise generated during the construction of the development was not offensive noise within the meaning of the Protection of the Environment Operations Act 1997. Overall management of noise was already captured under CSSI 7400 works. No high-impact noise for OSD.	Compliant
VIBRATION CRITERIA				
C15	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999) (b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time) (c) vibratory compactors must not be used closer than 30 meters from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and (d) these limits apply unless otherwise outlined in the amended CNVMP applicable to the CSSI approval (CSSI 7400) or the project-specific CNVMP required by the conditions of this consent.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Condition of consent covers the building works from the 2 nd level to the top. There was no vibration-causing work during the construction of the OSD from the 2 nd level. Overall management of vibration was already captured under CSSI 7400 works.	Compliant
AIR QUALITY				
C16	The Applicant must take all reasonable steps to minimize dust generated during all works authorized by this consent.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Applicant has taken all reasonable steps to minimize dust generated during all works authorized by this consent.	Compliant
C17	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering (b) all trucks entering or leaving the site with loads have their loads covered (c) trucks associated with the development do not track dirt onto the public road network (d) public roads used by these trucks are kept clean; and (e) land stabilization works are carried out progressively on-site to minimize exposed surfaces.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	No dust-generating activities were noted during this audit. Overall management of air quality was already captured under CSSI 7400 works.	Compliant
CONSTRUCTION TRAFFIC				
C18	All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	All construction vehicles were contained wholly within the Site, except if located in an approved on-street work zone. Traffic controls were installed, and a traffic controller was available onsite.	Compliant
ROAD OCCUPANCY LICENCE				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C19	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact traffic flows during construction activities.	Site Inspection and Interview 8 May 2024 ROs License 2234724 20/03/2024 to 01/06/2024 ROs License 225252070 Clarke Street 19/04/2024 to 30/June 2024	The Road Occupancy Licences were obtained from the relevant transport authority for any works that impact traffic flows during construction activities.	Compliant
NO OBSTRUCTION OF PUBLIC WAY				
C20	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.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The public way was not obstructed by any materials, vehicles, refuse skips, or the like, under any circumstances.	Compliant
CONTACT TELEPHONE NUMBER				
C21	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.	Site Inspection and Interview 8 May 2024	The Applicant ensured that the 24-hour contact telephone number was continually attended by a person with authority over the works for the duration of the development.	Compliant
COVERING OF LOADS				
C22	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.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Condition of consent covers the building works from the 2nd level to the top. No spoil coming from the OSD works. Overall management of excavation and spoil were already captured under CSSI 7400 works.	Not Triggered
VEHICLE CLEANSING				
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 offense to allow, permit, or cause materials to pollute or be placed in a position from which they may pollute waters.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos	The Condition of consent covers the building works from the 2nd level to the top. The access road was all asphalted and stabilized, Overall management of mud tracking was already captured under CSSI 7400 works.	Compliant
WASTE MANAGEMENT				
C24	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 (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.	Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos Waste Register Records	The Applicant ensured: (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 (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.	Compliant
DUST CONTROL MEASURES				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C25	<p>Adequate measures shall be taken to prevent dust from affecting the amenity of the neighborhood during construction. In particular, the following measures should be adopted:</p> <ul style="list-style-type: none"> (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 minimize 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 ageable 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. 	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos</p>	<p>Adequate measures had been taken to prevent dust from affecting the amenity of the neighborhood during construction. In particular, the following measures were adopted:</p> <ul style="list-style-type: none"> (i) Physical barriers were 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 (j) no earthworks for OSD (k) all materials were stored or stockpiled at suitable locations and stockpiles were maintained at manageable sizes which allowed them to be covered, if necessary, to control emissions of dust and/or ageable VOCs/odour (l) no exposed ground surface (m) 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 (n) no source of mud track at the OSD site (o) gates were closed between vehicle movements and shall be fitted with shade cloth; and (p) cleaning of footpaths and roadways was carried out regularly by street sweepers. 	Compliant
DAMAGE TO THE PUBLIC WAY				
C26	<p>Any damage to the public way, including trees, footpaths, curbs, gutters, road carriageway, and the like, must immediately be made safe and functional by the Applicant.</p>	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos</p>	<p>No public damage as per OSD works,</p>	Compliant
DISPOSAL OF SEEPAGE AND STORMWATER				
C27	<p>Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the Council.</p>	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos</p>	<p>All drains in the building were covered with fabric. Overall management of seepage and stormwater were already captured under CSSI 7400 works.</p>	Compliant
BUNDING				
C28	<p>The Applicant shall store all chemicals, fuels, and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements (if active), and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.</p>	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos</p>	<p>The Applicant stored all chemicals, fuels, and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.</p>	Compliant
OPERATION OF PLANT AND EQUIPMENT				
C29	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition, and (b) operated in a proper and efficient manner. 	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos Hammertech Records</p>	<p>All plant and equipment used on site, or to monitor the performance of the development were:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition, and (b) operated in a proper and efficient manner. 	Compliant
LOADING AND UNLOADING DURING CONSTRUCTION				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C30	<p>The following requirements apply:</p> <p>(a) all loading and unloading associated with construction must be consistent with the approved CPTMP, and Government 24 Crows Nest Over Station Development – Site C Department of Planning, Industry, and Environment (SSD 13852803)</p> <p>(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 day 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.</p>	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos ROs License 2234724 20/03/2024 to 01/06/2024 ROs License 225252070 Clarke Street 19/04/2024 to 30/June 2024</p>	<p>The following requirements were applied:</p> <p>(a) all loading and unloading associated with construction were consistent with the approved CPTMP, and NSW Government 24 Crows Nest Over Station Development – Site C Department of Planning, Industry and Environment (SSD 13852803)</p> <p>(b) Road Occupancy Licenses were applied.</p>	Compliant
DEMOLITION AND CONSTRUCTION VEHICLES				
C31	All demolition and construction vehicles must be wholly maintained within the site consistent with the approved CPTMP.	<p>Site Inspection and Interview 8 May 2024 Refer to Appendix E Photos</p>	All construction vehicles were wholly maintained within the site consistent with the approved CPTMP.	Compliant
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
PROTECTION OF PUBLIC INFRASTRUCTURE				
D1	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p>	<p>Site Inspection and Interview 8 May 2024 Tentative commencement August 2024.</p>	Not yet triggered during this audit	Not Triggered
GFA AND BUILDING HEIGHT CERTIFICATION				
D2	A Registered Surveyor is to certify that the development does not exceed the approved gross floor area and building height. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the commencement of use	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
EXTERNAL WALLS AND CLADDING FLAMMABILITY				
D3	Prior to the commencement of use, evidence shall be submitted to the Certifier demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of Condition B16.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
OPERATIONAL NOISE AND VIBRATION MANAGEMENT PLAN				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 the Council and the EPA. The ONVMP shall include (but not be limited to):</p> <ul style="list-style-type: none"> (a) be prepared in accordance with the EPA's Noise Policy for Industry (b) identify nearby sensitive receivers and land uses (c) identify the noise limits applying to the development (d) identify all key sources of operational noise and vibration (e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise noise and vibration (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 (g) address community consultation and complaint management; and (h) include a suitable proactive noise and vibration monitoring program that aims to ensure the noise and vibration criteria in this approval are not exceeded. <p>A copy of the approved ONVMP must be submitted to the Council.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>Operational Noise and Vibration Management Plan (ONVMP) for the Crows Nest OSD, Site C, under Condition D4 of Consent SSD-13852803 approval letter from Department of Planning and Environment dated 12/09/2022</p>	<p>ONVMP was prepared in consultation with North Sydney Council and the EPA.</p> <p>On 21 July 2022, North Sydney Council stated that North Sydney Council raised no objection to the Crows Nest Vibration Management Plan.</p> <p>On 15 June 2022, the EPA stated that the EPA would not be commenting on the draft ONVMP, and no follow-up consultation is required.</p> <p>The final ONVMP was submitted to the Planning Secretary and approved on 12 September 2022.</p> <p>The approved ONVMP was issued to the Council on 16 May 2023.</p>	Compliant
FIRE SAFETY				
D5	<p>Prior to occupation or commencement of the use, 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.</p>	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
D6	<p>The Applicant is to prepare a Fire Engineering Report (FER). A copy of the FER is to be submitted to Fire and Rescue NSW for review and comment.</p>	<p>Site Inspection and Interview 8 May 2024</p> <p>Email dated 22 August 2023 issued by Lauren Manias of Sydney Metro outlining compliance with SSDA Condition D6 can occur prior to Occupation or Commencement of Use.</p>	Not yet triggered during this audit	Not Triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
D7	<p>At the completion of the works, evidence shall be submitted to the Certifier demonstrating compliance with the recommendations and principles highlighted within the EIS (see Conditions B25 & 26).</p>	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
WASTE AND RECYCLING COLLECTION				
D8	<p>Prior to the occupation or commencement of the use, the Applicant 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.</p>	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
STRUCTURAL INSPECTION CERTIFICATE				
D9	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier and the Planning Secretary at the completion of works. 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:</p> <ul style="list-style-type: none"> (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 	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
WATER AUTHORITY COMPLIANCE				



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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D10	If required, 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 Certifier prior to the commencement of use.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
MECHANICAL VENTILATION				
D11	At the completion of works, installation, and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the Certifier, at the completion of works, that the installation and performance of the mechanical systems comply with: <ul style="list-style-type: none"> (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. 	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
PUBLIC SANITARY FACILITIES				
D12	Prior to the commencement of use, details must be provided to the Certifier demonstrating that the public sanitary facilities comply with the relevant provisions of the BCA and that the facility for disabled persons complies with Section F2.4 of the BCA as required by the conditions of this consent.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
COMPLIANCE REPORT				
D13	At the completion of works, the Applicant, or any party acting upon this approval, shall submit to the Certifier a report addressing compliance with all relevant conditions of this Part.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
POST CONSTRUCTION DILAPIDATION REPORT				
D14	Prior to occupation or commencement of the use: <ul style="list-style-type: none"> (a) the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report must ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure, and roads. (b) the report is to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure, and roads, the Certifier must: <ul style="list-style-type: none"> (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. A copy of this report is to be forwarded to the Certifier, the Planning Secretary, and each of the affected property owners. 	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
GREEN TRAVEL PLAN				
D15	Prior to the commencement of use, the Applicant must update the existing Green Travel Plan in consultation with TfNSW.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
PART E POST OCCUPATION				
ANNUAL FIRE SAFETY CERTIFICATE				
E1	An annual Fire Safety Statement must be given to Council and the Fire & Rescue NSW commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
LOADING/UNLOADING AND BICYCLE ACCESS				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E2	All loading and unloading operations associated with the site must be carried out: (a) in accordance with the relevant plan and information approved under this consent (b) within the confines of the site, at all times and must not obstruct other properties or the public way (c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality (d) within the signposted loading space at all times.	Site Inspection and interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E3	The service vehicle docks, car parking space, and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
STORAGE AND HANDLING OF WASTE				
E4	All waste collection services must be undertaken in accordance with this consent.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E5	No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E6	Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of the Council.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E7	Trade/commercial waste materials must not be disposed via the council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service, or a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH				
E8	External lighting to the premises must be designed and located so as to minimise light spill beyond the property boundary or cause a public nuisance.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E9	The use and operation of the premises shall not give rise to an environmental health or public nuisance.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
E10	There are to be no emissions or discharges from the premises which give rise to a public nuisance or result in an offense under the Protection of the Environment Operations Act 1997 and Regulations.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT				
E11	The operation of plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
OPERATION OF PLANT AND EQUIPMENT				
E12	All plant and equipment used in the development, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition, and (b) operated in a proper and efficient manner.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
NO OBSTRUCTION OF THE PUBLIC WAY				
E13	The public way must not be obstructed by any materials, vehicles, refuse, skips, or the like under any circumstances.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
WASTE MANAGEMENT				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E14	Waste Management shall be undertaken in accordance with the Waste Management Plan, prepared by CNDC, dated April 2021.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
SANITARY FACILITIES FOR DISABLED PERSONS				
E15	Details must be provided to the Certifier demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the BCA and the conditions of this consent.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
BUILDING PLAN APPROVAL				
	A copy of all Certificates must be provided to the Planning Secretary within 30 days of issue.	Site Inspection and Interview 8 May 2024	Not yet triggered during this audit	Not Triggered
ADVISORY NOTES				
APPEALS				
AN1.	The Applicant has the right to appeal to the NSW Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	Site Inspection and Interview 8 May 2024	Not triggered during this audit	Not Triggered
OTHER APPROVALS AND PERMITS				
AN2.	The Applicant must apply to the relevant authority for all necessary permits required to carry out the works authorized (and comply with) this consent, including but not limited to 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.	Site Inspection and Interview 8 May 2024 ROs License 2234724 20/03/2024 to 01/06/2024 ROs License 225252070 Clarke Street 19/04/2024 to 30/June 2024	Road Occupancy Licenses were applied.	Compliant
RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS				
AN3.	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Site Inspection and Interview 8 May 2024	Noted, Sydney Metro is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Compliant
TEMPORARY STRUCTURES				
AN4.	Approval under the 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 NCC.	Site Inspection and Interview 8 May 2024	Not triggered during this audit	Not Triggered
AN5.	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.	Site Inspection and Interview 8 May 2024	Not triggered during this audit	Not Triggered
DISABILITY DISCRIMINATION ACT				
AN6.	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 for ensuring compliance with this and other anti-discrimination legislation.	Site Inspection and Interview 8 May 2024	Not reviewed during this audit,	Not Triggered
AN7.	The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the NCC which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provide the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	Site Inspection and Interview 8 May 2024	Not reviewed during this audit,	Not Triggered
COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999				



APPENDIX A - AUDIT TABLE – SSD-13852803 CROWS NEST OVER STATION DEVELOPMENT-SITE C

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
AN8.	The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action that 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.	Site Inspection and Interview 8 May 2024	Noted	Compliant
AN9.	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 Agriculture, Water and Environment 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.	Site Inspection and Interview 8 May 2024	Noted	Compliant
BUILDING PLAN APPROVAL				
AN10.	You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works can affect Sydney Water's assets (e.g. water, sewer, and stormwater mains). For further assistance please telephone 13 20 92 or refer to the building over or next to assets page on the Sydney Water website (see plumbing, building and developing then building over or next to assets).	Site Inspection and Interview 8 May 2024 Crown Certificates: SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000789-110249-S6.28 Crown Certificate-Site C-Structure and Pre-Cast Walls Only 30 May 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000895-110249-S6.28 Crown Certificate-Site C-Main Works 1 August 2023 Certifier Jensen Hughes SCN-SMD-CN-SMCSWSCN-SMD-SCN-SMD-CN-000937-110249-S6.28 Crown Certificate-Site C-Main Works-v2 29 August 2023 Certifier Jensen Hughes	The Applicant had secured the building plans stamped and approved before any construction commenced.	Compliant

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-13852803-PA-12

[REDACTED]
A/Senior Manager Environment
Sydney Metro
680 GEORGE STREET
SYDNEY 2000
22/03/2024

Sent via the Major Projects Portal only

Subject: Crows Nest OSD Site C - Stage 2 - Independent Auditor Nomination 1

Dear [REDACTED]

Reference is made to your post approval matter, SSD-13852803-PA-12, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Audit of the Crows Nest OSD Site C - Stage 2 - Independent Auditor Nomination 1, submitted as required by Schedule 2, Condition A28 of SSD-13852803 (the **consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 01 March 2024.

NSW Planning has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent and is certified with Exemplar Global.

In accordance with Schedule 2, Condition A28 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse Annabelle Tungol to conduct the audit.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

Please note that a further auditor nomination must be made and written agreement from the Planning Secretary provided prior to undertaking any subsequent independent audits. NSW Planning will consider further auditor nominations following submission and review of the initial Independent Audit Report. NSW Planning also reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Rob Sherry, Team Leader Compliance via email at compliance@planning.nsw.gov.au

Department of Planning, Housing and Infrastructure



Yours sincerely

Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

RE: SSD 13852803-Crows Nest OSD Site C - Stage 2 - Independent Audit IA1

[REDACTED]

Afternoon Annabelle,

Our apologies for the delayed response to your consultation request for the Crows Nest OSD Site C - Stage 2 (SSD 13852803) Independent audit.

Further to the required scope under Condition A27 of SSD 13852803, as modified and the Independent Audit Post Approval Requirements (2020), NSW Planning requests that the audit gives particular consideration to the following:

- Noise management and the management of construction hours, specifically in relation to the requirements of Condition C3 to C7.
- The management and delineation between construction works on the Sydney Metro Crows Nest ISD and those under the OSD, especially in relation to construction works undertaken outside of the hours under Condition C3.
- Construction traffic management with reference to the requirements of Condition B28, C18 and C31.

I acknowledge that we provide this response after the indicated audit inspection date of 8 May 2024.

Please let me know if I can clarify any of the above.

Kind regards,

[REDACTED]

[REDACTED]

A/Team Leader Compliance – Government Projects
Development Assessment & Sustainability
Department of Planning, Housing and Infrastructure
dphi.nsw.gov.au

Locked Bay 5022
Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 05:00pm



Fw: SSD 13852803-Crows Nest OSD Site C - Stage 2 - Independent Audit IA1

[Redacted]

Tue 2024-05-07 5:15 PM

To: compliance@planning.nsw.gov.au <compliance@planning.nsw.gov.au>

To whom it may concern;

I would like to follow up on your feedback or any concerns regarding the upcoming independent audit of the Crows Nest OSD Site C - Stage 2 (SSD 13852803), which was moved to tomorrow, 8 May 2023, due to the auditor's sickness.

I would also like to note that this audit will cover the review of all the Conditions of Consent, as this will be the first audit to be conducted on the project since the commencement of construction. It has been noted that the project is almost nearing completion of construction.

Thank you. It will be greatly appreciated to here from you soon.

Regards,

[Redacted]

Director - Environmental Lead Auditor

[Redacted]

APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM


Project Name	Crows Nest Over Station Development – Site C
Consent Number	SSD 13852803
Description of Project	Construction of an eight (8) storey commercial office building above the metro station
Project Address	14 Clarke Street, Crows Nest (Lot 1 DP 1223850)
Applicant	Sydney Metro
Date	19 June 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report to the best of my knowledge:

- i. The audit has been undertaken in accordance with the relevant condition(s) of consent and the Independent Audit Post Approval Requirements (IAPAR 2020).
- ii. the findings of the audit are reported truthfully, accurately, and completely.
- iii. I have exercised due diligence and professional judgment in conducting the audit.
- iv. I have acted professionally, objectively, and in an unbiased manner.
- v. I am not related to any Applicant, owner, or operator of the project either as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child.
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or my spouse, partner, sibling, parent, or child.
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the NSW Planning prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift, or any other benefit (apart from payment for auditing services) from any Applicant, owner or operator of the project, their employees, or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion) in 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 Applicant of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The Crimes Act 1900 contains other offenses relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor	[REDACTED]
Signature	
Qualifications	Lead Environmental Auditor and Quality Auditor #119536 Bachelor of Science in Chemical Engineering 1998
Company	Artea Green Ventures Pty Ltd



APPENDIX E – SITE INSPECTION PHOTOS



**Appendix E - Sydney Metro
Crows Nest Over Station
Development Site C 8/5/2024,
9:50 AM"**

SSD-13852803

Wednesday 8 May 2024

Prepared For A W Edwards Pty Ltd

33 Photos



Photo 1 OSD Site C - Building Construction nearing completion. Traffic controls in place Site fence and hoarding in place



Photo 2 Street Sweeper in action



Photo 3 Works at Level 9



Photo 4 Building internal drains were Installed with waste trap



Photo 5. EWP Plant Log Book Completed

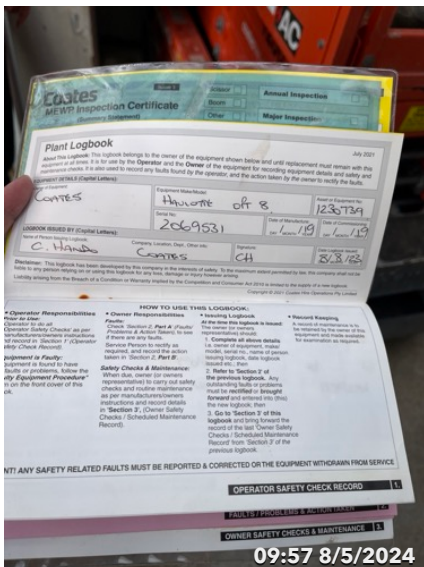


Photo 6 EWP Plant Logbook Completed

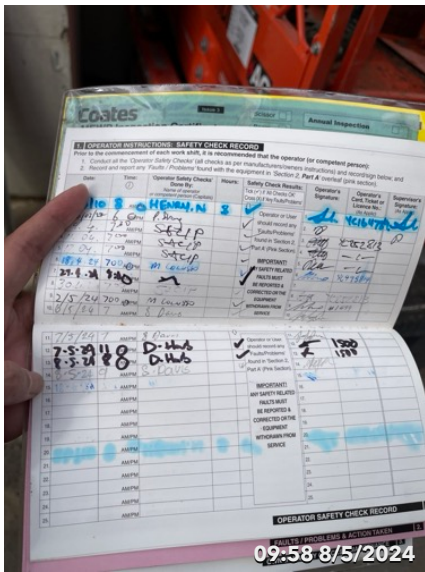


Photo 7 EWP Plant Log Book Completed



Photo 8 EWP - Approved For Use



Photo 9 Level 8 works

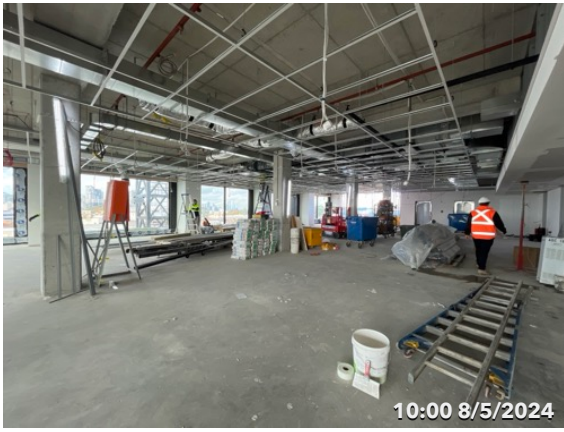


Photo 10 Level 7 Works

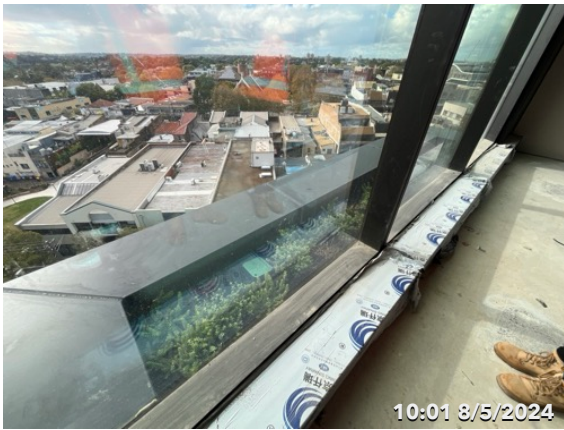


Photo 11 Planter Box At Level 7

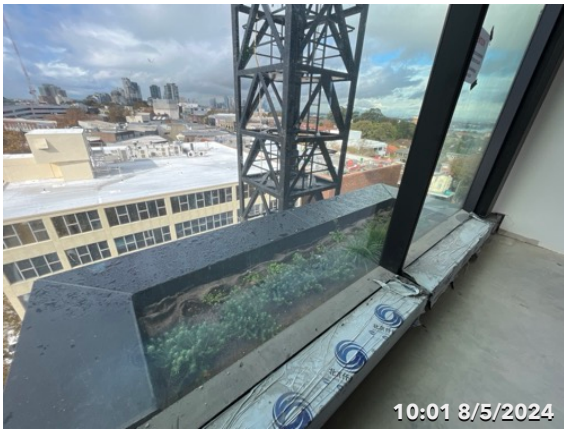


Photo 12. Level 7 Planter Boxes

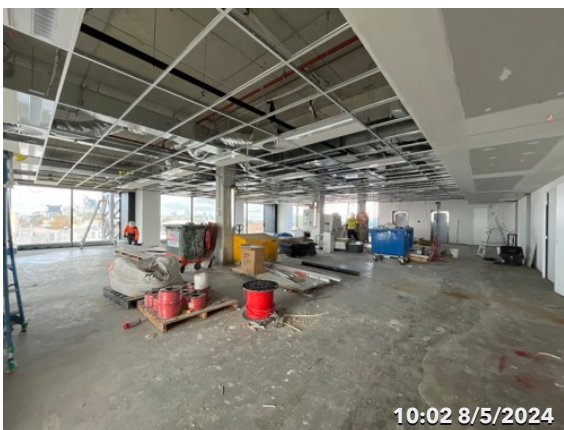


Photo 13 Level 6 Works

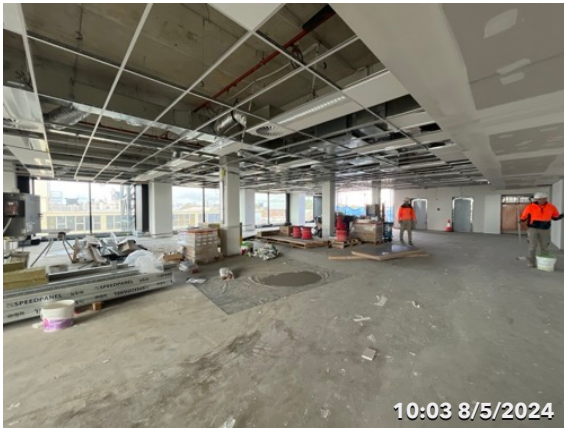


Photo 14 Level 5 Works



Photo 15 Concrete Mat was used.

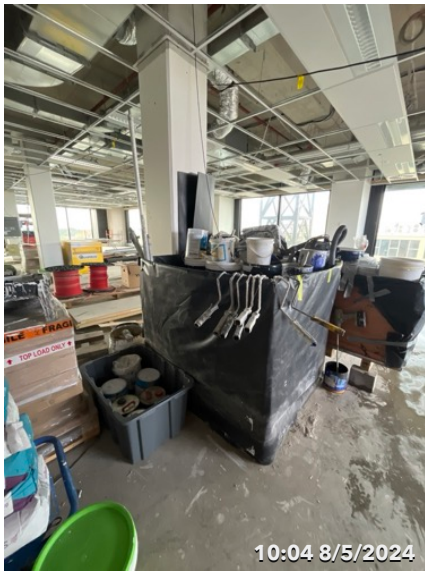


Photo 16 Paints were stored in a bund



Photo 17 Level 4 works

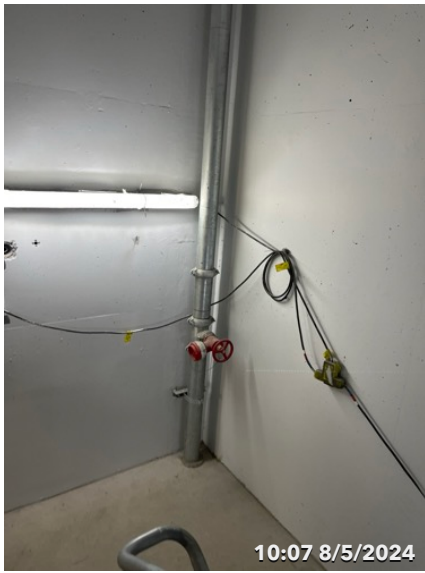


Photo 19 Fire Hydrant were installed



Photo 20 Level 3 Planter Box



Photo 21 Level 3 Works



Photo 22 Level 2 Works



Photo 23 Fire Hydrant Installed



Photo 24 Communications Room



Photo 26 Safety Baird



Photo 27 Pre Start planning board



Photo 27 Crows Nest ISD Works - works was delineated and sediment controls implemented.



Photo 28 Site C

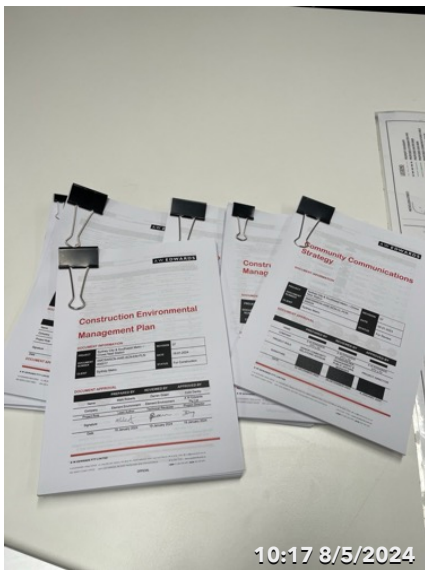


Photo 29 CEMP and Subplans available On Site



Photo 30 Workers Sign In And Sign Off Area



Photo 31 Safety Board Tool Box Area



Photo 32 Safety And Environmental Boards

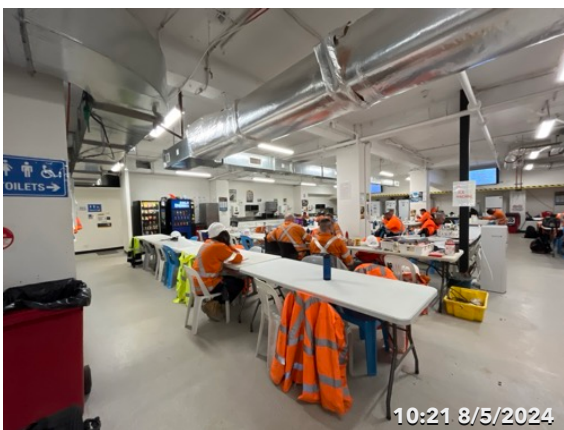


Photo 33 Workers Lunch Room



Photo 34 Workers Lunch Room And Amenities

Annabelle Tungol
Artea Green Ventures Pty Ltd