

Pitt Street South Over Station Development

Independent Environmental Audit No. 4

Assessment of CPB Contractors Environmental System Compliance in
accordance with SSD 10376 Development Consent

Audit Reference:	PRJQAQ1306
Audit Organisation:	Pitt Street Developer South
Auditor:	Sanan Qasim – Lead Auditor, APP Barbara Pater – Alternate Lead Auditor
Date of Audit:	3 April 2025
Draft Report Submitted:	1 May 2025
Final Report Submitted:	15 May 2025



The APP Group

Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft (V2)	1 May 2025	Daniel Underwood, TSA Riley	Initial draft for review
Final (V0)	15 May 2025	Daniel Underwood, TSA Riley	Final Report

This report has been prepared and reviewed in accordance with our quality control system.

This report has been prepared by:

Sanan Qasim

Lead Environmental Auditor

Date: 10 April 2025

This report has been reviewed by:

Barbara Pater

Alternate Lead Environmental Auditor

Date: 14 & 30 April 2025

This report has been issued by:

Sanan Qasim

Lead Environmental Auditor

Date: 15 May 2025

© Copyright APP Pty Ltd

ABN: 40 050 539 010

All rights reserved. No material may be reproduced without prior permission.

While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

APP Pty Ltd

www.app.com.au

Contents

1.	Executive Summary	5
2.	Introduction	7
2.1.	Background	7
2.2.	Project Details	7
2.3.	Audit Team	8
3.	Audit Objectives and Scope	8
3.1.	Audit Objectives	8
3.2.	Scope of Audit	8
3.3.	Audit Period	8
4.	Audit Methodology	9
4.1.	Approval of Auditors	9
4.2.	Audit Scope Development	9
4.3.	Audit Process	9
4.4.	Interviewed Persons	9
4.5.	Site Inspection	10
4.6.	Consultation	10
4.7.	Audit Compliance Status Descriptors	10
5.	Document Review	11
6.	Audit Findings	14
6.1.	Assessment of Compliance	14
6.2.	Notices, Incidents and Complaints	15
6.2.1.	Notices and Incident	15
6.2.2.	Complaints	15
6.2.3.	Non-Compliances	15
6.3.	Review of Previous Audit Findings	15
6.4.	Audit Site Inspection	16
6.5.	Suitability of Plans	17
6.6.	Development Past Performance	17
6.7.	Actual vs Predicted Impacts	17
6.8.	Key Strengths	18
6.9.	Audit Findings and Recommendations	19
	Appendix A – Audit Agenda	21
	Appendix B - Audit Attendance Sheet	25
	Appendix C – Approval of Auditors	27
	Appendix D – Independent Audit Declaration	30

Appendix E – Audit Checklist and Audit Findings	33
Appendix F – Consultation Records	111
Appendix G – Audit Photos	113

1. Executive Summary

An independent environmental audit was conducted by APP on 3 April 2025 to assess the environmental controls established and implemented by Indi Sydney / Essence Communities. This was the fifth audit of the project and the first post-occupation audit, undertaken to meet the requirements of the State Significant Development consent SSD-10376 for the Pitt Street South Over Station Development (OSD). This Audit Report presents the outcomes of the assessment against the conditions of consent outlined in Schedule 2, Parts A, E, F, and G, as well as the relevant advisory notes.

The outcome of the audit demonstrated that the project is compliant with the conditions of consent, with the building management maintaining good measures to address environmental impacts. Positive initiatives noted as key strengths were as follows:

- ▶ Effective communication demonstrated between TSA and Essence Communities.
- ▶ Environmental mitigation measures appeared to be well implemented.
- ▶ Record keeping appeared well organised with evidence presented promptly.
- ▶ Preventive maintenance checks are conducted regularly using the smart sheet app.
- ▶ Loading dock and waste storage facilities were kept clean and tidy.
- ▶ No complaints received to date

The independent environmental audit was carried out with a total of 219 Conditions of Consent assessed and comprising review of documents and records, interviews with key personnel and site inspections.

Site Inspection

No environmental issues were identified during the site inspection.

Refer to [Section 6.4](#) for further details with photos included under [Appendix G](#).

Audit Findings

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
Opportunity for Improvement 1306-05_OFI-01	E3: NOTIFICATION OF OCCUPATION The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before proposed occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the	The commencement of occupation was notified to the Department as 15 September 2024; however, the commencement of occupation was delayed to 29 October 2024.	For future submissions, it is recommended that the Department is re-notified with an updated date should there be any significant delays.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
	development to be carried out in that stage.		
Opportunity for Improvement 1306-05_OFI-02	E25: LOADING AND SERVICING MANAGEMENT PLAN Prior to the issue of any Occupation Certificate, the Applicant shall prepare a Loading and Servicing Management Plan in consultation with the Customer Journey Planning within TfNSW by updating the Service Delivery Plan. The plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> (g) procedures for tradesman access and parking; (h) provision of space for secure on-site storage of goods both to reduce peak demand on loading dock use and to support freight consolidation and alternative last mile delivery modes; 	It was observed that the plan addresses conditions (a) through (j), but conditions (g) and (h) are outlined in a generic manner.	It is recommended that conditions (g) and (h) include more detail to specifically address the condition requirements to ensure clarity and compliance.
Opportunity for Improvement 1306-05_OFI-03	G2: SUBDIVISION CERTIFICATE Before granting any Subdivision Certificate for stratum subdivision, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision.	No evidence was provided during the audit to demonstrate that the subdivision certificate conditions were not triggered under the SSD approval. The auditee explained that CPB and Metro procured the subdivision certificate under the CSSI 7400 approval. Following the audit, CPB issued a letter confirming that the subdivision certificate conditions were not triggered for the SSD works.	It is recommended to ensure accurate records are prepared and retained in timely manner to demonstrate compliance.

Table 1- Summary of Findings

2. Introduction

2.1. Background

The Pitt Street South Over Station Development Project involves the construction of a residential tower with a maximum building height of RL 166.35 and a maximum gross floor area of 21,995 m² for 234 dwellings to be used for Build-to-Rent Housing. It includes staged stratum subdivision and use of podium for residential entry and residential communal spaces, retail premises on level two, bicycle storage, loading dock, end of trip facilities and landscaping.

CPB Contractors was engaged by the Pitt Street Developer South Pty Ltd (the Applicant) to deliver the Pitt Street South Over Station Development (OSD), which comprises of the following:

- ▶ a residential tower with a maximum building height of RL 166.35
- ▶ 234 dwellings to be used for Build-to-Rent Housing
- ▶ a maximum gross floor area of 21,995 m² (excluding gross floor area approved under CSSI 7400)
- ▶ staged stratum subdivision
- ▶ use of podium (approved under CSSI 7400) for:
 - residential entry and residential communal spaces
 - retail entry and a food and drink premises on level two
 - bicycle storage and end of trip facilities
 - loading dock and associated facilities
 - plant and circulation
 - landscaping.

Construction of the residential tower is now complete and has now been handed over from CPB to Essence Communities to manage the ongoing operation of the building.

The Applicant, Pitt Street Developer South (PSD South), has engaged The APP Group (APP) to undertake this independent environmental audit of the project on 3 April 2025. The audit was conducted in compliance with Condition A28 of the Development Consent SSD 10376, which states:

Condition A28

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

2.2. Project Details

Item	Description
Project Name	Pitt Street South Over Station Development
Project Application Number	SSD 10376
Project Address	125 Bathurst Street, Sydney NSW 2000 – Lot 10 DP 1255507
Project Phase	Post Occupation
Project Activity Summary	At the time of the audit, the building was fully operational, with residential occupancy at 60%.

2.3. Audit Team

Details of the APP environmental auditors for this audit are as follows:

Name	Company	Position	Certification
Sanan Qasim	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C467153
Barbara Pater	APP	Alternate Lead Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Certification as Environmental, Safety and Quality Auditor 121326

The Department of Planning, Housing and Infrastructure approval letter for this audit is included as [Appendix C](#) with the Independent Audit declaration forms included as [Appendix D](#).

3. Audit Objectives and Scope

3.1. Audit Objectives

The objective of this audit was to review the Proponent's compliance with the Conditions of Approval SSD 10376, with focus on Part F – Post Occupation conditions, and in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (IAPAR 2020).

3.2. Scope of Audit

The scope of this audit comprised auditing of Project compliance with SSD 10376 Schedule 2 with review of applicable conditions Parts A, E, F, G and Advisory notes, with consideration of the following:

- ▶ Review of implementation of operational management plans, including:
 - Green Travel Plan
 - Transport Access Guide
 - Loading and Servicing Management Plan
 - Community Communications Strategy (CCS)
- ▶ Site inspection, as conducted on 3 April 2025;
- ▶ Review of environmental performance of the project based on previous audit results;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel; and
- ▶ Consultation with stakeholders.

3.3. Audit Period

This was the fifth independent environmental audit on the project and the first audit of the post-occupancy condition requirements, carried out by APP on 3 April 2025. The audit covered a review of environmental documentation and records for the period of works following the issuance of the Occupation Certificate on 29 October 2024.

It is noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities sighted on the day of audit.

4. Audit Methodology

4.1. Approval of Auditors

Letter from the Planning Secretary agreeing to the environmental auditor is attached as [Appendix C](#).

4.2. Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the SSD 10376 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development – refer to [Section 4.6](#).

4.3. Audit Process

4.3.1. Opening Meeting

An opening meeting was held on 3 April 2025 at 9:30am with representatives from PSD South, Essence Communities and APP, as per the Audit Attendance Sheet. Refer to [Appendix B](#).

Key items were discussed, including:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and current status
- ▶ Occurrence of environmental incidents
- ▶ Overview of the audit process in accordance with the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2. Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation to verify compliance with the SSD 10376 conditions;
- ▶ Conduct of a site walk to review implementation of mitigation measures and environmental controls;
- ▶ Conduct of the audit following the checklist that was prepared based on the Development Consent Conditions, by interviews with personnel and review of records provided as evidence of compliance; and
- ▶ Discussion of any identified findings and any actions noted during site inspection.

4.3.3. Closing Meeting

A closing meeting was held on 3 April 2025 at 1:40pm with representatives of PSD South, Essence Communities and APP. General feedback and the findings of the audit were discussed during the closing meeting.

The APP auditors acknowledged the cooperation and openness of the audited staff during the conduct of this audit.

4.4. Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Daniel Underwood	PSD South	Project Manager
Jad Elhusseini	Indi Sydney / Essence Communities	General Manager
Faisal Edwan	Indi Sydney / Essence Communities	Senior Facilities Manager

Table 2- Personnel Interviewed

4.5. Site Inspection

The site inspection was conducted at 10:00am on 3 April 2025, with the APP auditor, Pitt Street South and Essence Communities representatives. Refer to details of the inspection in [Section 6.4](#) of this report and site photos in [Appendix G](#).

4.6. Consultation

Email communication was sent to the Department of Planning, Housing, and Infrastructure (DPHI) to request feedback about the project and highlight any focus areas for review by APP during the audit. However, no response was received from the Department.

Refer to [Appendix F](#) for consultation records.

4.7. Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

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.

Table 3- Audit Criteria

In addition to the above descriptors, there is an option to raise Opportunities of Improvement (OFI) during this audit.

5. Document Review

The following documents were reviewed as part of this audit:

- Waste Management Plan prepared by TTM Consulting Rev. D, 27 September 2024
- Green Travel Plan Revision E prepared by Aurecon, 25 June 2024
- Travel Access Guide prepared by Aurecon, dated 8 August 2024
- Complying Development Certificate, 19/03/2025
- DPHI email related to short term noise monitoring, 21 June 2024
- TSA email to DPHI related to non-compliance notification, 24 June 2024
- DPHI email to TSA related to non-compliance notification, 24 June 2024
- DPHI letter for auditor's approval, 27 March 2025
- TSA email response related to draft IEA report, 17 June 2024
- Post approval receipt SSD-10375-PA-41, 11 July 2024
- DPHI letter regarding IEA report, 29 July 2024
- Agreement between Sydney Metro and Pitt Street Developers, 10 June 2024
- Positive Covenant, 25 September 2024
- City of Sydney email regarding positive covenant, 4 April 2024
- CPB letter regarding road damage, 25 September 2024
- Occupation Certificate 19-213813oc1 by Philip Chun, 29 October 2024
- Survey Certificate ref: SMCSWSPS-TSS-OSS-SR-CER-000002 prepared by TSS Total Surveying Solutions, 3 September 2024
- Notification of commencement of Occupation prepared by Indi Sydney, dated 12 August 2024
- Post approval receipt SSD-10736-PA-44, 19 August 2024
- External Wall System Certificate prepared by Buildup Interior Pty Ltd, certificate no. SMCSWSPS-INH-OSS-FC-REP-000001, 26 September 2024
- External Wall System Certificate prepared by Sharvain Projects, certificate no. SMCSWSPS-INH-OSS-FC-REP-000001, 20 September 2024
- Aconex reference. CPBCon-GCOR-109305, 26 September 2024
- Post approval receipt SSD-10376-PA-47, 26 September 2024
- CPB letter regarding public infrastructure, 6 September 2024
- Installation Compliance Certificate for Mechanical Ventilation prepared by Fredon Air NSW, 24 October 2024
- Letter of Intent regarding the contract with a licensed contractor for removal of trade and residential waste, 11 October 2024
- Fire Safety Certificate, 24 October 2024
- Email to Fire & Rescue NSW for the submission for Fire Safety Certificate, 10 October 2024
- Email from NSW Planning regarding submission OC to Council, 29 October 2024
- Structural Inspection Certificate prepared by TTW, 10 September 2024
- Structural Inspection Certificate for Level 6 pool and spa prepared by TTW, 12 September 2024.
- Structural Inspection Certificate and As-Built Drawings prepared by Sharvain Facades Pty Ltd, 5 September 2024.
- Thermostatic Mixing / Tempering Valve (TMV) installation certificates from Axis Maintenance Services Pty Ltd, 9 October 2024
- Heyday Electrical Services Installation Compliance Certificate, 9 October 2024

- Letter from CPB regarding condition E16, 11 October 2024
- Design Statement for Occupation Certificate prepared by BatesSmart, 11 October 2024
- Signage and Associated works installation certificate by AW Signs Pty Ltd, 13 August 2024
- Stormwater WAE drawing no. SMCSWSPS-TSS-PSS-SR-SDG-009313 Revision 1 prepared by TSS Total Surveying Solutions, 16 February 2024
- AtlanFilter Operation & Maintenance Manual
- Statement of Stormwater Treatment Design ref: 220264_Statement_of_Design_29082024 prepared by Atlan Stormwater, 29 August 2024
- Subdivider/Developer Compliance Certificate case no. 191706 prepared by Sydney Water, 25 October 2024
- Fair Trading NSW Gas Supply Certificate of Compliance, 19 July 2024
- Certificate of Practical Completion of Developer's activities prepared by nbn, 27 August 2024
- Notice to Connect for the provision of electrical services by Ausgrid, 15 August 2024
- CPB letter to DPHI regarding environmental sustainability objectives, 25 October 2024
- Consultant Advice Notice from Cundall, 15 August 2024
- CPB letter to Certifier confirming the compliance with BASIX Certificate commitments, 16 October 2024
- TfNSW endorsement of Green Travel Plan and Transport Access Guide via email, 13 August 2024
- Post approval receipt SSD-10376-PA-43, 15 August 2024
- Loading and Servicing Management Plan Revision 2 prepared by Aurecon, dated 30 July 2024
- Survey Certificate – Consent Condition E27 ref: SMCSWSPS-TSS-OSS-SR-CER-000003 prepared by TSS Total Surveying Solutions, 3 September 2024
- CPB Letter to Sydney Airport, 5 September 2024
- Landscaping Installation Compliance Certificate prepared by Profile Landscapes NSW Pty Ltd, 8 August 2024
- Design Statement SEPP 65 Design Verification for Occupation Certificate prepared by Bates Smart, 23 September 2024
- CPB letter to DPHI regarding site audit statement, 12 August 2024
- Post approval receipt SSD-10376-PA-46, 18 September 2024
- Indi Sydney email to Acuity Scheduler, 3 April 2025
- Email to City of Sydney with attached Waste Contractor SWO (Scope of works), 21 November 2024
- Quarterly Fire Stairs checklist, 2 April 2025
- Daily Checklist for Indi Sydney, 2 April 2025
- Work order for HVAC, 21 January 2025
- Email correspondence with Axis Plumbing regarding the maintenance of HW Circulation Pum level 4, 26 March 2025
- Maintenance report for the cooling tower, 13 February 2025
- 6 monthly fire check report prepared by Premier Fire, 31 March 2025
- PSD Key Defects Register, 24 March 2025
- Aconex correspondence TSA-GCOR-010851, 12 March 2025
- Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions, 28 August 2024
- Letter from Sydney Metro for Subdivision Plan Registration, 24 September 2024
- Aconex correspondence CPBCon-TRANSMIT-012423 for final submission of Sub-division requirements (part G), 5 August 2024
- Building Management System, 25 September 2024

- Shared facilities memorandum, 25 September 2024
- Plan Information Notice by Land Registry Services, 2 October 2024
- Subdivision Section 88B Instrument for the creation of easements, 25 September 2024
- Deposited Plan Administration Sheet for the easements, 25 September 2024

6. Audit Findings

6.1. Assessment of Compliance

This audit was completed to assess the implementation of the environmental controls implemented by the Proponent against the requirements of Development Consent SSD 10376. The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	75
Non-Compliant	0
Not Triggered	144
Total Requirements	219

Table 4- Summary of Findings

The composition of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Conditions	34	Compliant 17
		Non-Compliant 0
		Not Triggered 17
Part B – Prior to Issue of a Construction Certificate	58	Compliant 6
		Non-Compliant 0
		Not Triggered 52
Part C – Prior to Commencement of Works	20	Compliant 1
		Non-Compliant 0
		Not Triggered 19
Part D – During Construction	23	Compliant 0
		Non-compliant 0
		Not Triggered 23
Part E – Prior to Occupation	33	Compliant 30
		Non-compliant 0
		Not Triggered 3
Part F – Post Occupation	23	Compliant 18
		Non-compliant 0
		Not Triggered 5
Part G – Prior to Issue of Subdivision Certificate	12	Compliant 0
		Non-compliant 0
		Not Triggered 12
Advisory Notes	10	Compliant 3
		Non-compliant 0

SSD Requirements	Requirements	Findings	
		Not Triggered	9
Appendix 1 – Incident Notification and Reporting Requirements	4	Compliant	0
		Non-compliant	0
		Not Triggered	4

6.2. Notices, Incidents and Complaints

6.2.1. Notices and Incident

The Proponent noted that no orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred during the audit period.

6.2.2. Complaints

The proponent noted that no complaints were received during the audit period.

6.2.3. Non-Compliances

No non-compliances were identified during the audit period.

Refer to [Appendix E](#) for detailed checklist.

6.3. Review of Previous Audit Findings

A status of the previous findings from the 14 May 2024 audit are as follows:

Reference	Condition of Consent	Audit Finding Details / Recommendation	Applicant Response	Status of Finding
1306-04_NC-01:	A2 – TERMS OF CONSENT	Based on the non-compliances against condition D3 identified during the scope of the audit, A2(a) is triggered as non-compliant. Close out of the non-compliances against condition D3 will automatically address this non-compliance.	As the non-compliance with Condition D3 has been closed, this non-compliance is also considered closed.	CLOSED
1306-04_NC-02:	D3 – HOURS OF CONSTRUCTION	Self-reported non-compliances were identified during the audit period triggering a non-compliance during this audit. It is recommended that all work activities are carried out in compliance with the requirements of Condition D3.	This non-compliance was raised during the construction works. As the construction works have been completed, this non-compliance is also considered closed.	CLOSED
1306-04_OFI-01:	A12 – OPERATION OF PLANT AND EQUIPMENT	The telehandler onsite had the incorrect plant ID sticker with the previous plant having been removed and replaced. It is acknowledged that the current plant had undergone the appropriate pre-start and onboarding checks.	This OFI was raised during the construction works. As the construction works have been completed, this OFI is also considered closed.	CLOSED

Reference	Condition of Consent	Audit Finding Details / Recommendation	Applicant Response	Status of Finding
		It is recommended to undertake a thorough check of all plant and equipment to ensure records remain current and correct.		
1306-04_OFI-02:	C4 – Access to Information	Some complaints were noted as open but had been addressed and closed out. There is an improvement opportunity to update the complaints to accurately reflect their current status on the website.	This OFI was raised during the construction works. As the development has been completed, this OFI is also considered closed.	CLOSED
1306-04_OFI-03:	D19 – ROAD OCCUPANCY LICENCE A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	During the site inspection, the ROLs on display were out of date. It was recommended to regularly check the ROLs to ensure the most current ROLs are displayed onsite. This was rectified immediately – refer to Site Inspection photos including close out.	This OFI was raised during the construction works. As the construction works have been completed, this OFI is also considered closed. ROLs are no longer required.	CLOSED

6.4. Audit Site Inspection

A site review of the development was conducted at 10:00am on 3 April 2025 with representatives of PSD South, Essence Communities and the APP auditor to review the implementation of environmental mitigation measures.

Areas inspected during the site walk included the vehicle access and loading dock area, plant room, lobby, waste storage room, gym and exercise facilities, pool area, common areas, and the chemical storage area. Observations of the site walk included:

- Plant rooms appeared to be clean and tidy.
- Bicycle signage was displayed in the loading dock.
- No material storage was observed in the loading dock area.
- Numerous waste bins were available to support waste management.
- The Fire Safety Certificate was displayed on-site.
- Parcel rooms were available for large deliveries.
- Chemicals in use were observed to be bunded within the chemical storage area.
- Safety Data Sheets (SDS) were available for the chemicals in use.
- Safety equipment for handling chemicals was available.
- Access to the Level 6 terrace area was restricted to maintenance and landscaping staff only.
- Exercise, gym, and pool facilities were clean and well-maintained.

- Common room areas and terrace with BBQ facilities available for residents were noted to be clean and tidy.
- Landscaping in the terrace areas appeared to be well maintained.
- Waste disposal chutes were available.
- Plant and equipment had maintenance records in place.

No environmental issues were identified during the site inspection. Refer to photos of the site inspection in Appendix G.

6.5. Suitability of Plans

In accordance with Part E requirements of the SSD, the following plans have been developed:

- The Operational Waste Management Plan, developed by TTM Consulting and dated 27 September 2024, was prepared in consultation with the Council. The plan outlines waste collection routes, types and quantities of waste, procedures for handling, storage, and disposal, as well as details of materials to be reused or recycled. Management and mitigation measures from the Environmental Impact Statement (EIS) are also incorporated into the plan.
- The Green Travel Plan was developed by Aurecon in consultation with the Customer Journey Planning team, dated 25 June 2024. The plan includes a high-quality Travel Access Guide providing information to residents on how to travel to the site using sustainable transport modes. It includes details on public transport connectivity, end-of-trip facilities, and local pedestrian and cycling connections.
- The loading and servicing management plan was developed by Aurecon in consultation with the Customer Journey Planning team, dated 30 July 2024. The plan outlines procedures for managing service vehicle access, loading activities, and the shared use of facilities to ensure efficient and safe site servicing, and aims to mitigate any potential traffic and safety impacts associated with the loading dock operation. Refer to the opportunity for improvement raised (reference OFI-01).

Summary

Overall, the operational management plans continue to be suitable for the operations of the project, describing relevant aspects of the operations and the required controls for the sound environmental management of the site, with only one improvement opportunity identified.

6.6. Development Past Performance

The outcome of this fifth independent environmental audit of the development indicated a positive environmental performance, as noted from the following aspects:

- ▶ The Operational Management Plans were in place and suitably implemented.
- ▶ There have been no environmental incidents, disputes or legal notices recorded against the project.

6.7. Actual vs Predicted Impacts

It is noted that no significant changes or additional impacts were observed during the operational stage of the project compared to the predicted impacts outlined in the Environmental Impact Statement (EIS). The environmental impacts observed during the audit were in the following areas:

- ▶ Traffic and Transport

- The Loading and Servicing Management Plan appeared to be implemented to schedule services and deliveries in order to mitigate traffic movements to and from the site. All deliveries are scheduled through a booking system, and building management is available on-site at all times to supervise deliveries and ensure that service providers comply with the requirements.
- The Green Travel Plan is implemented to promote sustainable transport modes and limit on-street car parking. The plan and the Transport Access Guide are accessible to all residents via the residents app.
- ▶ **Pedestrian Management**
 - The Loading and Servicing Management Plan appeared to be implemented to schedule services and deliveries in order to mitigate traffic movements to and from the site. No resident car parking spaces are available on-site. Deliveries are supervised by building management to prevent conflicts between pedestrian and vehicle operations.
- ▶ **Stormwater**
 - Stormwater system installation is now complete as per work-as-executed drawings and as reviewed by the Certifier. Ongoing maintenance as per the Operational and Maintenance Manual prepared by Altan Filter.
- ▶ **Waste**
 - The Operational Waste Management Plan appeared to be implemented to manage waste. During the inspection, it was noted that the footpaths and roadways were kept clear of waste. The waste storage room is located on Level 1. The schedule to clear waste is set for three days a week: Tuesday, Thursday, and Saturday. The schedule has been sent by Waste Clear.
- ▶ **Aeronautical airspace**
 - The design has not changed and is compliant with the specified height limits as outlined in SSD 10376. The letter from CPB to Sydney Airport, dated 5 September 2024, confirms that the maximum height does not exceed RL 171 meters.
- ▶ **Social**
 - The lobby is available for residents to wait for deliveries or is used by guests to avoid anti-social behaviour associated with ground plane or residents.

6.8. Key Strengths

Overall, the project was found to be conducted in compliance with the conditions of consent SSD 10376, with the following key strengths noted:

- ▶ Effective communication demonstrated between TSA and Essence Communities.
- ▶ Environmental mitigation measures appeared to be well implemented.
- ▶ Record keeping appeared well organised with evidence presented promptly.
- ▶ Preventive maintenance checks are conducted regularly using the smart sheet app.
- ▶ Loading dock and waste storage facilities were kept clean and tidy.
- ▶ No complaints received to date.

6.9. Audit Findings and Recommendations

Based on the outcome of the audit, which included review of 219 conditions, the contractor has demonstrated implementation of the Operational Management Plans in compliance with Development Consent SSD 10376.

No non-compliances were identified in this audit period; however, three opportunities for Improvement (OFI) were raised within the scope of this audit as follows:

Reference	Condition of Consent	Audit Finding Details	Recommendations
Opportunity for Improvement 1306-05_OFI-01:	E3: NOTIFICATION OF OCCUPATION The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before proposed occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	The commencement of occupation was notified to the Department as 15 September 2024; however, the commencement of occupation was delayed to 29 October 2024.	For future submissions, it is recommended that the Department be re-notified with an updated date should there be any significant delays.
Opportunity for Improvement 1306-05_OFI-02:	E25: LOADING AND SERVICING MANAGEMENT PLAN Prior to the issue of any Occupation Certificate, the Applicant shall prepare a Loading and Servicing Management Plan in consultation with the Customer Journey Planning within TfNSW by updating the Service Delivery Plan. The plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> (g) procedures for tradesman access and parking; (h) provision of space for secure on-site storage of goods both to reduce peak demand on loading dock use and to support freight consolidation and alternative last mile delivery modes; 	It was observed that the plan addresses conditions (a) through (j), but conditions (g) and (h) are outlined in a generic manner.	It is recommended that conditions (g) and (h) include more detail to specifically address the condition requirements to ensure clarity and compliance.
Opportunity for Improvement 1306-05_OFI-03:	G2: SUBDIVISION CERTIFICATE Before granting any Subdivision Certificate for stratum subdivision, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision.	No evidence was provided during the audit to demonstrate that the subdivision certificate conditions were not triggered under the SSD approval. The auditee explained that CPB and Metro procured the subdivision certificate under the CSSI 7400 approval. Following the audit,	It is recommended to ensure accurate records are prepared and retained in timely manner to demonstrate compliance.

Reference	Condition of Consent	Audit Finding Details	Recommendations
		CPB issued a letter confirming that the subdivision certificate conditions were not triggered for the SSD works.	

Refer to [Appendix E](#) for full details of the review of conditions in the completed audit checklist.

Appendix A – Audit Agenda



Audit Agenda – Pitt Street South OSD

Project	Post Occupation Independent Environmental Audit – Pitt Street South Over Station Development (OSD)	
Proponent	Pitt Street Developer South Pty Ltd	
Project Manager	TSA Riley	
Location	Indi Sydney, 298 Pitt Street, Sydney NSW 2000	
Date and Time	3 April 2025	9:30 AM – 3:30 PM
Auditing Team	Sanan Qasim (Lead Auditor) Barbara Pater (Alternate Lead Auditor)	
Site contact	Daniel Underwood, Project Manager TSA Riley +61 480 171 119	
Audit criteria	In accordance with Consent Conditions SSD-10376 and the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)	
Audit scope	Within 6-months of the commencement of Occupation	

Agenda

Item	Time
Opening Meeting <ul style="list-style-type: none"> ► Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	9:30 AM – 9:45 AM
Site Walk <ul style="list-style-type: none"> ► Sight current site activities and provide focus for the review of environmental aspects, impacts and controls. 	9:45 AM – 10:30 AM
Coffee break	10:30 AM – 10:45 AM
Review of Consent Conditions SSD-10376 Schedule 2:	
<ul style="list-style-type: none"> ► Part A – Administrative Conditions, as applicable 	10:45 AM – 11:30 AM
<ul style="list-style-type: none"> ► Part E – Prior to Occupation or Commencement of Use 	11:30 AM – 12:15 AM

Item	Time
Lunch break	12:15 PM – 1:00 PM
▶ Part F – Post Occupation	1:00 PM – 2:15 PM
▶ Part G – Prior to Issue of Subdivision Certificate ▶ Advisory Notes, as applicable	2:15 PM – 3:00 PM
Auditor consolidation (auditors only) / Afternoon tea break	3:00 PM – 3:15 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	3:15 PM – 3:30 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	TSA Riley
Final report submission ▶ Finalised within 7 days following receipt of comments from TSA Riley ▶ Submitted to TSA Riley	APP
Response to findings and submission of final audit report ▶ Final audit report submitted to DPHI in accordance with Conditions A31 and A32.	TSA Riley
Non-Compliances (if applicable) ▶ TSA is to follow the process to notify DPHI for any non-compliances as per Conditions A18 and A19.	TSA Riley

Limitations

- A. The audit will cover the prior to occupation and post occupation requirements only and will therefore be limited to auditing the applicable conditions of Part A, E, F, G and Advisory Notes in accordance with Consent Conditions SSD-10376.

- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Appendix B- Audit Attendance Sheet



Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-10376-PA-50

Jody Lao
Development Manager
PITT STREET DEVELOPER SOUTH PTY LTD
27 March 2025

Sent via the Major Projects Portal only

Subject: Pitt Street South OSD Stage 2 - Auditor Nomination - IA #5

Dear Jody Lao,

I refer to your post approval matter, SSD-10376-PA-50, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Pitt Street South OSD Stage 2 - Auditor Nomination - IA #5, submitted as required by Schedule 2, Condition A29 of SSD-10376 as modified (**the consent**) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 21 March 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team from the APP Group as follows:

- Sanan Qasim as Lead Auditor
- Barbara Pater as Alternate Lead Auditor

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 the consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Please note, the Lead Auditor must attend the site inspection/s.

Notwithstanding the endorsement of the above independent audit team for the project, each respective project approval or consent requires a request for endorsement of the independent auditor or audit team be submitted to NSW Planning, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Department of Planning, Housing and Infrastructure



Should you wish to discuss the matter further, please contact Nicole Slezak, Compliance Officer, at compliance@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance Metro

As nominee of the Planning Secretary

Appendix D – Independent Audit Declaration



The APP Group

Declaration of Independence Form

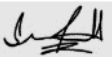
Declaration of Independence – Auditor	
Project Name:	Pitt Street South Over Station Development (OSD)
Consent Number:	SSD 10376
Description of Project:	The project involves construction of the Pitt Street South Over Station Development, including a residential tower with a maximum building height of RL 166.35, 234 dwellings to be used for Build-to-Rent Housing, a maximum gross floor area of 21,995 m ² (excluding gross floor area approved under CSSI 7400), staged stratum subdivision and use of podium (approved under CSSI 7400).
Project Address:	125 Bathurst Street, Sydney NSW 2000 - Lot 10 DP1255507
Proponent:	Pitt Street Developer South Pty Ltd (PM)
Date:	10 April 2025

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

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

Notes:

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

Name of the Auditor:	Sanan Qasim
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Declaration of Independence Form


Declaration of Independence – Auditor	
Project Name:	Pitt Street South Over Station Development (OSD)
Consent Number:	SSD 10376
Description of Project:	The project involves construction of the Pitt Street South Over Station Development, including a residential tower with a maximum building height of RL 166.35, 234 dwellings to be used for Build-to-Rent Housing, a maximum gross floor area of 21,995 m ² (excluding gross floor area approved under CSSI 7400), staged stratum subdivision and use of podium (approved under CSSI 7400).
Project Address:	125 Bathurst Street, Sydney NSW 2000 - Lot 10 DP1255507
Proponent:	Pitt Street Developer South Pty Ltd (PM)
Date:	10 April 2025

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

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

Notes:

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

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Alternate Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist and Audit Findings

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.	PART	A	ADMINISTRATIVE CONDITIONS			
1.1.	A	A1	OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT 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.	Based on the evidence verified during the audit and site conditions, it was demonstrated that the environmental controls were implemented on site. No environmental harm was observed during the operation of this development.		Compliant
1.2.	A	A2	TERMS OF CONSENT The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and RtS; (d) In accordance with the Section 4.55 (1A) Application to amend SSD 10376 / 125 Bathurst Street Sydney, prepared by Urbis, dated 2 August 2021 (e) in accordance with Section 4.55(1A) Application Pitt Street South SSD-10376 MOD 2 prepared by Urbis, dated September 2022 and amended by Response to Acoustic Matters dated 1 February 2023 (f) in accordance with the management and mitigation measures; (g) in accordance with the approved plans in the table below (except were modified by the conditions of this consent) 	The outcome of the audit has demonstrated that the development is generally being carried out: <ul style="list-style-type: none"> a. The operation of the development is generally in compliance with the conditions of consent SSD-10376. b. No written directions received from the Department during the audit period. c. generally in accordance with the EIS and RtS d. in accordance with Section 4.55(1A) as per construction certificates e. As per Mod-2 f. as demonstrated through implementation of the environmental management plans g. in accordance with the modification 2 plans 		Compliant
1.3.	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this 	No specific written directions received from DPHI.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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).			
1.4.	A	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.	No inconsistencies, ambiguity or conflict have been identified.		Not Triggered
1.5.	A	A5	LAPSING OF APPROVAL This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	Works commenced in 2022. SSD 10375 MOD 2 is in place as approved on 8 March 2023: <ul style="list-style-type: none"> design changes to apartment layouts for storage, changes to plant areas and access extension of construction hours The consent has not lapsed.		Not Triggered
1.6.	A	A6	LIMITS ON CONSENT This consent does not approve the following: <ul style="list-style-type: none"> (a) the above awning-level signage zone on the Bathurst Street façade (b) the components of the detailed design and construction of the station box being delivered under the CSSI approval (c) the detailed fit-out and operation of the Level 2 food and drink premises (d) the fit-out and use of commercial premises being delivered under the CSSI approval (e) the installation of signage 	<ul style="list-style-type: none"> (a) No signages installed (b) Delivered under Sydney Metro CSSI approval (c) Retail offering – leased to a medical tenant centre. A complying development certificate was provided as evidence (NSW Planning Portal Ref No. CDC-270593), dated 19/03/2025, with a lapse date of 19/03/2030. All approved plans are attached to the certificate. (d) Delivered under Sydney Metro CSSI approval (e) No new installation of signage 		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(f) strata subdivision Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).	(f) Covered under Strata subdivision No separate approvals required during the audit period.		
1.7.	A	A7	PRESCRIBED CONDITIONS The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation i.e. <i>P6, Dv8A:</i> <i>CI98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs with project info</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property.</i>	Prescribed conditions regarding compliance with BCA, per Occupation Certificate No. 19-213813oc1 Signage with project information, as noted during site inspection.		Compliant
1.8.	A	A8	PLANNING SECRETARY AS MODERATOR 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.	No disputes between the Applicant and a public authority had occurred to the date of the audit.		Not Triggered
1.9.	A	A9	LEGAL NOTICES Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices have been issued.		Not Triggered
1.10.	A	A10	EVIDENCE OF CONSULTATION Where conditions of this consent require consultation with an identified party, the Applicant must:	Consultation as noted: <ul style="list-style-type: none"> Condition E8 – Operational Waste Management Plan 		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Condition E24 – Green Travel Plan and Transport Access Guide Condition E25 – Loading and Servicing Management Plan 		
1.11.	A	A11	STRUCTURAL ADEQUACY All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	No changes. As per Construction Certificate 1 (19-213813cc1) Structural Engineers Design Certificate by TTW Ref. 181398 dated 26/07/2022 with certification of structural design.		Compliant
1.12.	A	A12	OPERATION OF PLANT AND EQUIPMENT All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Essence Communities manages the maintenance of plant and equipment through the Smart Sheet application. A preventive maintenance schedule is in place and is currently being fully developed. Daily, weekly, monthly and quarterly checks are conducted for preventive maintenance. Staff also receives training to operate the plants and equipment. Residents are given a tour, during which the process for using the lifts, other plant equipment, and facilities is explained.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>The quarterly Fire Stairs checklist, dated 2 April 2025, was reviewed. All the items were checked and marked as complete on the checklist.</p> <p>The resident requested a walk-through of the entire building, including a pool check, H&S items, lifts, loading dock, safety and security checks, obstruction checks, maintenance room, and garden beds. This daily checklist was completed on 2 April 2025.</p> <p>During the checks, any issues can be escalated through the app, and the building manager will receive a notification of the escalated issues.</p> <p>Residents can raise issues through the app, and work orders for residents are raised through app. The work order for HVAC issue related to air conditioning, dated 21 January 2025, was provided, which was rectified and closed out on the same day.</p> <p>The reports for all work orders are generated on monthly basis and provided to the owners.</p> <p>The work orders for the maintenance contractors are sent via email. Provided email correspondence with Axis Plumbing regarding the maintenance of HW Circulation Pum level 4, dated 26 March 2025.</p> <p>The maintenance report for the cooling tower, dated 13 February 2025, prepared by SAS Waters was reviewed. This report includes Microbial testing, chemical analysis, no remedial action or recommendation were provided.</p> <p>6 monthly fire check report prepared by Premier Fire, dated 31 March 2025, was provided.</p>		

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>Defects are discussed in meetings between Pitt Street Developers, CPB, and Essence Communities. The PSD Key Defects Register, dated 24 March 2025, was provided. The register is reviewed during the meetings to track defect items and assign actions. These meetings are held every Monday, and the meeting minutes and actions are shared through Aconex.</p> <p>Aconex correspondence TSA-GCOR-010851 with CPB (Builder) and Essence Communities regarding the defects was provided, along with the attached PSD Key Defects Register and actions for the items, dated 12 March 2025.</p>		
1.13.	A	A13	APPLICABILITY OF GUIDELINES <p>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.</p>	Requirements in guidelines are included in the Installation certificates and occupation certificate e.g. Heyday Electrical Services Installation Compliance Certificate.		Compliant
1.14.	A	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.	No directions received from the Planning Secretary regarding compliance with updated or revised versions of documents.		Not Triggered
1.15.	A	A15	MONITORING AND ENVIRONMENTAL AUDITS <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p>	<p>This is the fifth independent environmental audit on the development.</p> <p>The building is currently 60% occupied. PSD requested a delay in the short-term noise monitoring as the occupancy has not yet reached full capacity. The Department agreed to extend the deadline for the short-term noise monitoring.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p><i>Note:</i></p> <p><i>For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Email from DPHI, dated 21 June 2024, confirming that short term monitoring must be undertaken within 3 months of the full occupancy.		
1.16.	A	A16	<p>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</p> <p>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.</p>	No notifiable incidents occurred in the audit period.		Not Triggered
1.17.	A	A17	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No notifiable incidents occurred in the audit period.		Not Triggered
1.18.	A	A18	<p>NON-COMPLIANCE NOTIFICATION</p> <p>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 Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p>	The two (2) non-compliances were raised during independent environmental audit no. 4. Non-compliances notification to the Department via email, dated 24 June 2024, was reviewed. The Department responded on same day with the request to submit the audit report and response to audit recommendations.		Compliant
1.19.	A	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 noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Email to Department, dated 24 June 2024, includes the SSD number, the ways in which it was non-compliant, reasons for the non-compliance, and what actions will be undertaken.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.20.	A	A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Non-compliances were not notified as an incident.		Not Triggered
1.21.	A	A21	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of: <ul style="list-style-type: none"> (a) the submission of a compliance report under conditions A24-A26; (b) the submission of an incident report under conditions A16 and A17; (c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	No revision of strategies, plans and programs in this audit period.		Not Triggered
1.22.	A	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. <i>Note:</i> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	No updates required during the audit period.		Not Triggered
1.23.	A	A23	LONG SERVICE LEVY	As per initial audit: Long Service Levy as per Construction Certificate 1 (19-213813cc1), Levy Receipt by Long Service Corporation No. 00497773, dated 02/08/2021.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.			
1.24.	A	A24	COMPLIANCE REPORTING 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).	Compliance Reporting requirements state that Operational Reports are to be actioned at 52 weeks from the date of commencement of operation. This condition is not yet triggered.		Not Triggered
1.25.	A	A25	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.	This condition is not yet triggered.		Not Triggered
1.26.	A	A26	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.	This condition is not yet triggered.		Not Triggered
1.27.	A	A27	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.	This condition is not yet triggered.		Not Triggered
1.28.	A	A28	INDEPENDENT ENVIRONMENTAL AUDIT Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This is the fifth independent environmental audit of the development, carried out by APP in accordance with the IAPAR 2020 requirements, within 26-weeks of the occupation on 29 October 2024.		Compliant
1.29.	A	A29	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	APP has been approved as Independent auditors by the Department as per letter dated 27 March 2025 in accordance with condition A29.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.30.	A	A30	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to 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.	No additional or subsequent Independent Audits have been requested from the Department.		Not Triggered
1.31.	A	A31	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition A28 of this consent, or (b) condition A30 where notice is given by the Planning Secretary; 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. 	<ul style="list-style-type: none"> a. Response to draft report from previous independent environmental audit via email on 17 June 2024. Final report provided from APP on 19 June 2024. b. Submission as per SSD-10376-PA-41 to DPHI, submission of IEA Report from PSD South, dated 11 July 2024. DPHI letter, dated 29 July 2024, was reviewed, confirming that the Department's satisfaction with the report. c. The fourth independent audit report was noted to be publicly available on the project website. 		Compliant
1.32.	A	A32	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.	Audit report submission as per SSD-10376-PA-41 to DPHI, dated 11 July 2024. DPHI letter, dated 29 July 2024, was reviewed, confirming the satisfaction with the report.		Compliant
1.33.	A	A33	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.	This is the first post occupation audit on the development. There is no request made to cease the independent operational audits.		Not Triggered
1.34.	A	A34	BUILD-TO-RENT HOUSING For a period of 15 years commencing on the day an occupation certificate is issued for all parts of the building or buildings to which the build-to-rent development relates, the tenanted	As part of agreement between Sydney Metro and Pitt Street Developers, Restriction on the use of land vested in prescribed authority by Sydney Metro Torrens title – 10/1255507, dated 10 June 2020, was sighted.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>component of the development must not be subdivided into separate lots, and the tenanted component of the development</p> <p>(a) must be owned and controlled by 1 person, and</p> <p>(b) must be operated by 1 managing agent, who provides on-site management.</p> <p><i>Note: tenanted component has the same meaning as in clause 41A of State Environmental Planning Policy (Affordable Rental Housing) 2009.</i></p>	<p>(a) Development is being controlled by OPG TC VII Pty Ltd</p> <p>(b) Development is being managed by Essence Communities.</p>		
2.	PART	B	PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE			
2.1.	B	B1	<p>DESIGN EXCELLENCE AND INTEGRITY</p> <p>The architectural design team comprising Bates Smart is to have direct involvement in the design documentation, contract documentation and construction stages of the project.</p>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.2.	B	B2	The architectural design team is to have full access to the site, following safety induction, and is to be authorised 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.	Design Team are fully inducted and can access the site via 3DS.		Compliant
2.3.	B	B3	Evidence of the architectural design team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.4.	B	B4	The architectural design team is not to be changed without prior written notice and approval of the Planning Secretary.	Bates Smart is the appointed architect. Design team remained unchanged throughout the development.		Compliant
2.5.	B	B5	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.	No modifications to any drawings during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.6.	B	B6	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).	No requirement for DRP were required during the development as previously evidenced.		Not Triggered
2.7.	B	B7	If the DRP is reconvened to review any proposed design changes, a Design Integrity Report (DIR) is to be prepared and submitted to the Planning Secretary with the lodgement of any section 4.55 modification application. The DIR shall include a summary of feedback provided by the DRP and responses by the Applicant to this advice.	DRP has not been required to review design changes, therefore no Design Integrity Report has been required.		Not Triggered
2.8.	B	B8	INTEGRATION WITH APPROVED METRO STATION BOX Should any changes be made to the Metro Station box, including any changes to massing, facade detailing or services that could affect physical or visual integration with the approved OSD development, the Applicant must advise of any amendments to the design of the OSD development to ensure appropriate integration of the two developments. The Applicant must consult with the DRP and lodge a section 4.55 modification application as necessary.	No changes since initial approval.		Not Triggered
2.9.	B	B9	MODIFICATIONS TO PLANS Prior to the issue of a construction certificate, the plans are to be modified to the satisfaction of the Certifying Authority to: (a) Incorporation of wind mitigation screening to the balconies of the south-eastern unit on each level, to achieve the recommended outcomes of the Wind Impact Assessment prepared by CPP and dated 16 May 2020, unless otherwise verified as not being required to the satisfaction of the Planning Secretary. (b) Relocate 12 retail bike parking spaces for customers and staff from Level 3 to Level 2 in proximity to the retail end of trip facilities	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(c) Incorporate a courier bike parking space within the site at the Pitt Street residential entrance. (d) Reduce in depth the six glass reinforced concrete architectural columns on the eastern façade, as they relate to the two southeast corner apartments on each level of the tower, from 450mm to 200mm, inclusive of a 50mm gap to the façade			
2.10.	B	B10	PROVISION OF LIGHT AND AIR Prior to the issue of any occupation certificate, a documentary positive covenant is to be registered on the Title of residential stratum subdivision that requires: (a) all affected windows and balconies adjacent to the common boundary with the adjoining Edinburgh Castle Hotel site must be sealed or otherwise enclosed prior to the construction of any building abutting, adjoining or adjacent to such windows and/or balconies; (b) all affected one-bedroom apartments must be internally reconfigured into studio apartments in accordance with the indicative layout provided in the plan titled "1BT3 Converted Studio Plan", Rev A, prepared by Bates Smart, dated 09 February 2021, prior to the construction of any building abutting, adjoining, or adjacent to such affected apartments; and The covenant is to be created appurtenant to the City of Sydney and at no cost to the City of Sydney.	Positive covenant, torrens title 2/1296647, dated 25 September 2024, was reviewed. Correspondence with City of Sydney regarding positive covenant, dated 4 April 2024, was reviewed.		Compliant
2.11.	B	B11	MAXIMUM BUILDING HEIGHT The maximum height of the approved building must not exceed RL 166.35 m AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational. Maximum building height did not change and was constructed as designed as confirmed under Occupational Certificate No. 19-213813oc1, dated 29 October 2024.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.12.	B	B12	GROSS FLOOR AREA CERTIFICATION The gross floor area of the development must not exceed 21,995 m ² . Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate. <i>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).</i>	Condition requirements applicable to design and construction phase. The development is now operational. Gross floor area did not change and was constructed as designed as confirmed under Occupational Certificate No. 19-213813oc1, dated 29 October 2024.		Not Triggered
2.13.	B	B13	HERITAGE FLOOR SPACE Prior to the issue of the first Construction Certificate that would permit overall floor space on the site to exceed 13,680 m ² , the Applicant must purchase 4,451 m ² of Heritage Floor Space in accordance with the requirements of Clause 6.10 and 6.11 of the City of Sydney Local Environmental Plan 2012. The Applicant must submit to the satisfaction of the Certifying Authority certification from Council that the requirements for Heritage Floor Space transfer have been met.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.14.	B	B14	STRUCTURAL DETAILS Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.15.	B	B15	EXTERNAL WALLS AND CLADDING The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.16.	B	B16	Before the issue of a relevant Construction Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
2.17.	B	B17	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.18.	B	B18	MECHANICAL VENTILATION The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.19.	B	B19	Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1, AS1668.2, the BCA, AS/NZS 3666.1:2011 Air handling and water systems of buildings – Microbial control and relevant Australian Standards must be prepared by a suitably qualified person certified and 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. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.20.	B	B20	REFLECTIVITY The visible light reflectivity from building materials used on the facades of any buildings or structures shall not exceed 20 per cent so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.21.	B	B21	SITE STABILITY AND CONSTRUCTION WORK A report must be obtained from a suitably qualified and experienced professional engineer/s, which includes the following details, and submitted to the Certifying Authority for the development: (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>(b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration</p> <p>(c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p> <p>(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>			
2.22.	B	B22	<p>MATERIALS AND FINISHES</p> <p>Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the satisfaction of the Planning Secretary. The details must include:</p> <p>(a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application</p> <p>(b) confirmation of the process and methods in arriving at the final choice for all materials and finishes</p> <p>(c) detailed architectural drawings of the façade details, including glazing specification and any sun shading. 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>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.23.	B	B23	<p>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</p> <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit evidence to the Certifying Authority demonstrating that the design of the development has incorporated the relevant CPTED management and mitigation</p>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			measures included within the CPTED report prepared by Integral Group, dated 16 May 2020.			
2.24.	B	B24	ECOLOGICALLY SUSTAINABLE DEVELOPMENT The development must incorporate all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy prepared by Cundall, dated November 2019 and Response to Submissions Letter prepared by Cundall dated 19 November 2020. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.25.	B	B25	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 and As-Built V.1.3 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of a Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.26.	B	B26	BASIX The development must be implemented, and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No 1081183M_03 or in accordance with any updated certificate if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the relevant Construction Certificate plans.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.27.	B	B27	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS The following water fixtures and fittings must be provided within the non-residential parts of the development: (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). The details must be submitted for approval by the Certifying Authority, prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(b) All taps and shower heads installed must be water efficient with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the approval of the Certifying Authority, prior to issue of the relevant Construction Certificate.</p> <p>(c) New urinal suites, urinals and urinal flushing control mechanisms must 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). The details must be submitted to the Certifying Authority prior to the issue of a Construction Certificate.</p> <p>(d) Systems must include "smart controls" to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of the relevant Construction Certificate.</p>			
2.28.	B	B28	<p>CONSTRUCTION PARKING</p> <p>Prior to the commencement of construction, the Applicant must submit to the Certifying Authority 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>	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.29.	B	B29	<p>MECHANICAL PLANT NOISE MITIGATION</p> <p>Details of noise mitigation measures for all mechanical plant are to be detailed on relevant Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and the project amenity noise levels established by the Acoustic Report prepared by Renzo Tonin and Associates and dated 17 May 2020, must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.</p>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.30.	B	B30	ADAPTABLE HOUSING Prior to the issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed to accommodate a minimum of 5 adaptable residential apartments and a minimum of 47 apartments that would achieve the Liveable Housing Guideline's silver level universal design features and that the requirements are referenced on the relevant Construction Certificate drawings. In addition, information shall be provided confirming (a) the required number of apartments are able to be adapted for people with a disability in accordance with the BCA; and (b) compliance with <i>Australian Standard AS2499 – Adaptable Housing</i>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.31.	B	B31	ACCESS FOR PEOPLE WITH DISABILITIES The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.32.	B	B32	SYDNEY WATER ASSETS 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. <i>Note:</i> <i>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</i>	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.33.	B	B33	LOADING AND UNLOADING AREAS AND BICYCLE ACCESS	As verified during the site inspection. The required signage are in place. The loading and unloading		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			All loading and unloading operations associated with servicing the site must be carried out within the signposted loading spaces at all times and must not obstruct other properties/units or the public way.	<p>operations associated with servicing are carried out under building management supervision. When a service provider is scheduled to come to the site, they are required to book in advance, and the booking confirmation is provided once confirmed. The requirements are communicated to the service providers in the booking confirmation email. Upon arrival, the management team always checks to ensure that the service provider is complying with the outlined requirements.</p> <p>Provided email evidence sent by Indisysdney to Acuity Scheduler, dated 3 April 2025, was sighted, with the requirements included.</p>		
2.34.	B	B34	The service vehicle docks and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage.	<p>During the inspection, it was noted that the service vehicle docks and access driveway were kept clear of goods and were not being used for storage. There are three parcel storage rooms available next to the lobby, and the waste storage room is located on Level 1.</p> <p>Refer to the photos under appendix G.</p>		Compliant
2.35.	B	B35	<p>Prior to the issue of a Construction Certificate, the applicant shall either:</p> <ul style="list-style-type: none"> (a) Amend the plans and details to ensure all residential cyclist access is via the main residential entry / lobby; or (b) Undertake a Stage 3 (Detailed Design) Road Safety Audit for the Loading Dock arrangement including cyclist movements within the loading dock. <ul style="list-style-type: none"> • This audit shall be undertaken in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. 	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> Based on the results of the road safety audit, the applicant shall review the design drawings and implement safety measures in consultation with TfNSW as required, prior to the issue of the relevant Construction Certificate. Safety measures may not include flashing lights and alarms within the loading dock. If the audit demonstrates that adequate safety measures cannot be implemented to ensure the safety of all residents, including children, traversing the loading dock with bicycles, the plans must be amended so that all residential cyclist access is via the main residential entry / lobby. 			
2.36.	B	B36	If pedestrians and cyclists are proposed to have access to the loading dock, the Applicant shall also prepare a Pedestrian and Cyclists Safety Plan in consultation with Customer Journey Planning within TfNSW to manage pedestrian and cyclist movements within the Loading Dock. This Plan shall include proposed pedestrian and traffic control measures needed to be provided by Loading Dock Manager and details of the responsibility of the Loading Dock Manager in relation to allowing cyclists and pedestrians within the Loading Dock and management of any incidents within and access to the Loading Dock.	<p>Loading and Servicing Management Plan Revision 2 prepared by Aurecon, dated 30 July 2024, was reviewed.</p> <p>Section 5.5.1 of the plan "Loading Dock Access" outlines the dedicated cyclist access off Pitt Street through loading dock to use OSD End of Trip Facilities.</p> <p>Section 5.9.1 of the plan "Pedestrian and Cyclist Safety" outlines the safety measures for pedestrian and cyclist.</p> <p>The Plans has been prepared in consultation with the Customer Journey Planning within TfNSW. TfNSW endorsement of Loading and Servicing Management Plan via email, dated 13 August 2024, was provided.</p> <p>The plan was provided to the DPHI within OC package. The package was uploaded on 29 October 2024. The reference for the upload is CFT-633859. the planning portal reference is PAN-392144.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.37.	B	B37	CAR PARKING Plans demonstrating compliance with the following traffic and parking requirements for the loading dock shall be submitted to the satisfaction of the Certifying Authority prior the issue of the issue of the relevant Construction Certificate: <ul style="list-style-type: none"> (a) all vehicles should enter and leave the subject site in a forward direction; (b) all vehicles are to be wholly contained on site before being required to stop, (c) appropriate pedestrian advisory signs are to be provided at the egress from parking areas; (d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and (e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject Site, shall be in accordance with AUSTROADS. 	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.38.	B	B38	BICYCLE PARKING AND FACILITIES A minimum of 191 resident bike parking spaces and 12 residential visitor spaces shall be provided on Level 3. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.39.	B	B39	12 retail bike parking spaces for customers and staff are to be provided on Level 2 in proximity to the retail end of trip facilities. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.40.	B	B40	Minimum retail end of trip facilities are as follows: <ul style="list-style-type: none"> (a) 12 personal lockers; and (b) 1 shower 	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.41.	B	B41	The layout, design and security of bicycle facilities must comply with the minimum requirements of <i>Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities</i> .	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.42.	B	B42	Storage, change room and shower facilities shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Condition requirements applicable to design and construction phase. The development is now operational.		Not Triggered
2.43.	B	B43	<p>PRE-CONSTRUCTION DILAPIDATION REPORTS</p> <p>Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report.</p> <p>The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'.</p> <p>The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. A copy of the report is to be forwarded to the Certifying Authority and each of the affected property owners.</p>	Condition requirements applicable to pre-construction phase. The development is now operational.		Not Triggered
2.44.	B	B44	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	Condition requirements applicable to pre-construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			obtain access and advise the affected property owner of the reason for the report and that these steps have failed.			
2.45.	B	B45	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to the final Occupation Certificate is issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	Letter from CPB, dated 25 September 2024, confirming that all works required to rectify any damage to public way are being completed and fully rectified by the Gadigal / Pitt Street Station works in accordance with approval CSSI-7400. These works are not applicable to the Over Station Development.		Not Triggered
2.46.	B	B46	FREIGHT AND SERVICING Prior to the issue of any Construction Certificate the Applicant shall demonstrate, to the satisfaction of the Sydney Coordination Office within TfNSW, the following: <ul style="list-style-type: none"> (a) loading and servicing facilities within the subject site adequately accommodate the forecast demand of the development (including long dwell time service vehicles) so as to not rely on the kerbside restrictions to conduct the development's business, including any necessary provision of greater loading bay capacity; and (b) provision of space for secure on-site storage of goods both to reduce peak demand on loading dock use and to support freight consolidation and alternative last mile delivery modes. 	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.47.	B	B47	CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN Prior to the issue of any Construction Certificate or any works, whichever is the earlier, the Applicant shall: <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 Certifying Authority; or 	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(b) Prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> (i) a description of the development; (ii) location of any proposed work zone(s); (iii) details of crane arrangements including 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 minimised 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 minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP. <p>(c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement;</p>			

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(d) Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and</p> <p>(e) A copy of the final development specific CPTMP must be submitted to the Planning Secretary and Certifying Authority.</p>			
2.48.	B	B48	<p>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Construction Environmental Management Plan (CEMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CEMP must be submitted to the Planning Secretary and Certifying Authority, or</p> <p>(b) prepare a Construction Framework Environmental Management Plan (CFEMP) for the development, independent of the CEMP approved with the CSSI station works. A copy of the final CFEMP must be submitted to the Planning Secretary and Certifying Authority. The CFEMP must:</p> <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 fulfil during site establishment and construction, including approvals, consultations and 	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>agreements required from authorities and other stakeholders, and key legislation and policies;</p> <p>(v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;</p> <p>(vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</p> <p>(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;</p> <p>(viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and</p> <p>(ix) include arrangements for community consultation and complaints handling procedures during construction.</p>			
2.49.	B	B49	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.50.	B	B50	<p>The CFEMP and any associated Sub-Plans should be revised:</p> <p>(a) at each key stage of the works;</p> <p>(b) in response to future development consents;</p> <p>(c) in response to major changes in site conditions or work methods; and</p> <p>(d) in support of licence variations as necessary.</p>	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.51.	B	B51	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN</p> <p>Prior to the issue of the relevant Construction Certificate, the Applicant shall:</p> <p>(a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI approval (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary and Certifying Authority, or</p>	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. A copy of the CNVMP must be submitted to the Planning Secretary and Certifying Authority. The Sub-Plan must include:</p> <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 EIS; (iv) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG) and, in relation to Saturday afternoon works between 1pm and 5pm, the City of Sydney Code of Practice 1992: Construction Hours/Noise within the Central Business District, 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 City of Sydney Code of Practice 1992: Construction Hours/Noise within the Central Business District (only in relation to Saturday afternoon works between 1pm and 5pm) 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 			

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p> <p>(ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</p> <p>(x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p> <p>(xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan;</p> <p>(xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(xiii) measures to monitor noise performance and respond to complaints;</p> <p>(xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(xv) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p> <p>(c) Prior to carrying out any concrete pouring or finishing works on a Saturday between 1pm and 5pm, an amended Construction Noise and Vibration Management Sub-Plan (CNVMP) must be prepared and a copy submitted to the satisfaction of the Planning Secretary and Certifying Authority. The Amended SubPlan shall incorporate procedures for attendant noise monitoring the first time a concrete pour or finishing works are conducted on a Saturday between 1pm and 5pm. The results of that monitoring shall be used by the acoustic consultant to identify all feasible measures to reduce noise related impacts</p>			

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			of these works for the duration of the project. Records of the attended monitoring and responses by the acoustic consultant and project team, as well as complaint register and responses, are to be provided to the Planning Secretary upon request.			
2.52.	B	B52	<p>AIR QUALITY MANAGEMENT SUB-PLAN Prior to the issue of the relevant Construction Certificate, 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 must be submitted to the Planning Secretary and Certifying Authority, 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> <ul style="list-style-type: none"> (i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods); (ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour); (iii) mission statement; (iv) dust and VOCs/odour management strategies consisting of: <ul style="list-style-type: none"> • objectives and targets; • risk assessment; • suppression improvement plan. (v) monitoring requirements including assigning responsibility (for all employees and contractors); (vi) communication strategy; and (vii) system and performance review for continuous improvements. 	(i) Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.53.	B	B53	The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site. The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.54.	B	B54	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.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.55.	B	B55	<p>CONSTRUCTION WASTE MANAGEMENT SUB-PLAN</p> <p>Prior to the issue of the relevant Construction Certificate, 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 Certifying Authority, 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 Certifying Authority. 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 minimising the movement of waste material around the site and double handling; 	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (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 mobilised 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). 			
2.56.	B	B56	DEVELOPER CONTRIBUTIONS A monetary contribution pursuant to the provisions of Section 61 of the City of Sydney Act 1988, in accordance with the Central Sydney Development Contributions Plan 2013, must be paid to Council prior to the issue of any Construction Certificate. The City of Sydney Council should be contacted for calculation of required contributions.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
2.57.	B	B57	LANDSCAPING Prior to the issue of the relevant construction certificate, the Applicant must prepare a detailed Landscape Plan, to the satisfaction of the Certifier. The plan must be consistent with the Landscape Plans prepared by Sue Barnsley Design, dated 28 August 2020 and include: <ul style="list-style-type: none"> (a) details of tree planting, including pot sizes; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; 	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(c) demonstrate soil depth and volumes to support the proposed plantings consistent with the requirements of the ADG; (d) demonstrate adequate drainage and watering systems for the planters, (e) include details of plant maintenance and watering for the first 12 months and (f) commit to replace plants with the same species should any plant loss occur within the maintenance period			
2.58.	B	B58	STORMWATER MANAGEMENT SYSTEM Prior to the issue of a construction 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: (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 <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
3.	PART	C	PRIOR TO COMMENCEMENT OF WORKS			
3.1.	C	C1	NOTIFICATION OF COMMENCEMENT The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.2.	C	C2	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 proposed commencement and the development to be carried out in that stage.	No staging for this project		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.3.	C	C3	APPROVED PLANS TO BE ON-SITE A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.4.	C	C4	ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <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) a 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; 	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(b) any other matter required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary. (c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.			
3.5.	C	C5	PROTECTION OF PUBLIC INFRASTRUCTURE Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.6.	C	C6	UTILITIES AND SERVICES Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.7.	C	C7	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.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.8.	C	C8	COMMUNITY COMMUNICATION STRATEGY Before the commencement of construction, the Applicant must either: (a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or (b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>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:</p> <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 enquiries or feedback from the community; and • to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 			
3.9.	C	C9	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.10.	C	C10	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.11.	C	C11	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Community Communications Strategy (CCS) prepared as Addendum A – Pitt Street South Over Station Development, document No. SMCSWSPS-CPB-OSS-CL-PLN-00000, Rev 9 dated 2 February 2024.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				The project is now in operational phase. No complaints have received to date.		
3.12.	C	C12	COMMUNITY CONSULTATIVE COMMITTEE Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended in accordance with condition C8(a), before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the <i>Department's Community Consultative Committee Guidelines: State Significant Projects</i> . 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. <i>Notes:</i> <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 	A Community Consultative Committee was not required for the construction and completion of the development.		Not Triggered
	C	C13	COMPLIANCE The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
3.13.	C	C14	BARRICADE PERMIT Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained 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	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.14.	C	C15	HOARDING 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: (a) architectural, construction and structural details of the design as well as any proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
3.15.	C	C16	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.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.16.	C	C17	MECHANICAL VENTILATION All mechanical ventilation systems must be installed in accordance with the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings – Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the relevant Construction Certificate.	Condition requirements applicable to construction phase. The development is now operational. Refer to condition E7.		Not Triggered
3.17.	C	C18	OUTDOOR LIGHTING Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.18.	C	C19	AIRSPACE PROTECTION The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting SY-CA-563 P2.	Condition requirements applicable to prior of works phase. The development is now operational.		Not Triggered
3.19.	C	C20	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.	Condition requirements applicable to construction phase. The development is now operational.		Not Triggered
4.	PART	D	DURING CONSTRUCTION			
4.1.	D	D1	APPROVED PLANS TO BE ON-SITE 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.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.2.	D	D2	SITE NOTICE A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (a) 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;	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period (c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
4.3.	D	D3	HOURS OF CONSTRUCTION Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 5pm, Saturdays. Except for the following: (c) material deliveries to the site between 6pm and 7pm Monday to Friday and 7am to 8am Saturday. No deliveries of impulsive noise generating materials such as scaffold, formwork and steel is permitted during these hours. (d) internal fit-out works between 6pm and 10pm Monday to Friday and 7am to 8am Saturday on levels where the building facades have been installed (e) tower crane operation and hoist operation between 6pm and 10pm Monday to Friday and between 7am to 8am Saturday only if the internal lifts are not operational, or where use of the internal lifts is prevented due to the size of the load (f) site set-up between 7am and 8am Saturday, with deliveries subject to (c) above and internal fit-out works subject to (d) above. To avoid any doubt, no concrete pours or concrete finishing works are permitted outside of the hours of construction specified in (a) and (b) above.	The construction works have been completed, and all construction conditions have been closed out. The non-compliance raised in the previous audit is considered closed. No new evidence for this condition in this audit period.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>Should noise complaint(s) be received and the complaint(s) be substantiated by the Department's Compliance Team, the construction work occurring during extended construction hours in (c) to (f) above must cease and may not recommence until:</p> <ul style="list-style-type: none"> (a) compliance with the conditions of consent has been established; (b) compliance with the relevant noise management and mitigation measures identified in the Acoustic Assessment prepared by Renzo Tonin and Associates dated 11 January 2023 has been established; and (c) it can be satisfactorily demonstrated to the Planning Secretary that any additional management and mitigation measures, as recommended by the acoustic consultant, have been fully implemented. (d) The Planning Secretary may suspend the works within the extended hours if substantiated complaints are received and are not resolved to the satisfaction of the Planning Secretary. <p>Note: In accordance with Condition A2 of this consent, the approved hours above are subject to compliance with Modification Application SSD-10376-MOD-2 including the Acoustic Assessment "Assessment of Proposed Works Outside of Standard Hours" prepared by Renzo Tonin & Associates, Revision 7, dated 11 January 2023.</p>			
4.4.	D	D4	No work may be carried out on Sundays or public holidays.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.5.	D	D5	<p>Activities may be undertaken outside of these hours if required:</p> <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm. 	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.6.	D	D6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.7.	D	D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.8.	D	D8	SAFework REQUIREMENTS To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.9.	D	D9	IMPLEMENTATION OF MANAGEMENT PLANS The Applicant must ensure 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.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.10.	D	D10	CONSTRUCTION NOISE LIMITS The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) and, in relation to Saturday afternoon works between 1pm and 5pm only, the City of Sydney Code of Practice 1992: Construction Hours/Noise within the Central Business District. 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	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			CNVMP and Acoustic Assessment prepared by Renzo Tonin and Associates dated 11 January 2023.			
4.11.	D	D11	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding areas outside of the construction hours of work outlined under condition D3.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.12.	D	D12	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.13.	D	D13	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a 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.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.14.	D	D14	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
	D	D15	VIBRATION CRITERIA 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);	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(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 metres 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 condition B51.			
4.15.	D	D16	AIR QUALITY The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.16.	D	D17	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 stabilisation works are carried out progressively on site to minimise exposed surfaces.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.17.	D	D18	CONSTRUCTION TRAFFIC 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.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.18.	D	D19	ROAD OCCUPANCY LICENCE A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.19.	D	D20	NO OBSTRUCTION OF PUBLIC WAY The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.20.	D	D21	CONTACT TELEPHONE NUMBER The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.21.	D	D22	COVERING OF LOADS All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
4.22.	D	D23	VEHICLE CLEANSING Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	Condition requirements applicable to during construction phase. The development is now operational.		Not Triggered
5.	PART	E	PRIOR TO OCCUPATION			
5.1.	E	E1	OCCUPATION CERTIFICATE An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.	Occupation Certificate issued for the whole development, Certificate No. 19-213813oc1 by Philip Chun, dated 29 October 2024, obtained prior to the commencement of occupation / use. Commencement of occupation notified to Department as 15 September 2024; The commencement of Occupation got delayed to 29 October 2024; however, the notification was sent within the 1-month period prior to the commencement of occupation.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.2.	E	E2	GFA AND BUILDING HEIGHT CERTIFICATION 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 issue of the final Occupation Certificate. <i>Note: The GFA approved under this consent excludes any GFA delivered under the Sydney Metro City and Southwest station works (CSSI 7400).</i>	Survey Certificate – Consent Condition E2 ref: SMCSWSPS-TSS-OSS-SR-CER-000002 prepared by TSS Total Surveying Solutions, dated 3 September 2024, prior to the issue of the Occupation Certificate dated 29 October 2024. This Certificate is included in Occupation Certificate–Item no. 77.		Compliant
5.3.	E	E3	NOTIFICATION OF OCCUPATION The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before proposed occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	Notification of commencement of Occupation prepared by Indi Sydney, dated 12 August 2024, confirming that the proposed date of occupation is 15 September 2024. Post approval receipt SSD-10736-PA-44, dated 19 August 2024, was provided.	1306-05_OFI-01: The commencement of occupation was notified to the Department as 15 September 2024; however, the commencement of occupation was delayed to 29 October 2024. For future submissions, it is recommended that the Department renotified with an updated date should there be any significant delays.	Compliant
5.4.	E	E4	EXTERNAL WALLS AND CLADDING FLAMMABILITY Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17.	External Wall System Certificate prepared by Buildup Interior Pty Ltd, certificate no. SMCSWSPS-INH-OSS-FC-REP-000001, dated 26 September 2024.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>External Wall System Certificate prepared by Sharvain Projects, certificate no. SMCSWSPS-INH-OSS-FC-REP-000001, dated 20 September 2024.</p> <p>Aconex reference. PCHUN-GCOR-001271, dated 26 September 2024, was reviewed, confirming the acceptance of the certificates.</p> <p>Submitted prior to Occupation Certificate (dated 29 October 2024).</p>		
5.5.	E	E5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<p>Aconex reference. PCHUN-GCOR-001271, dated 26 September 2024, was reviewed, confirming the acceptance of the certificates.</p> <p>External Walls System Certificates submitted to the Department on 26 September 2024 (same day as accepted by Certifier). Post approval receipt SSD-10376-PA-47, dated 26 September 2024, was provided.</p>		Compliant
5.6.	E	E6	<p>PROTECTION OF PUBLIC INFRASTRUCTURE</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	Letter from CPB, dated 6 September 2024, confirming that the B45, E6, E10 and E11 is not applicable to OSD works.		Not Triggered
5.7.	E	E7	<p>MECHANICAL VENTILATION</p> <p>Prior to commencement of operation, the Applicant must provide evidence to the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with:</p>	Installation Compliance Certificate for Mechanical Ventilation prepared by Fredon Air NSW, dated 24 October 2024, prior to commencement of operation.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	This Certificate is included in Occupation Certificate – Item no. 53.		
5.8.	E	E8	OPERATIONAL WASTE MANAGEMENT PLAN Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: <ul style="list-style-type: none"> (a) be prepared in consultation with Council (b) confirm the location of waste collection and establish appropriate routes to the collection point (c) provide confirmation of the engagement of a qualified private waste collection contractor (d) detail the type and quantity of waste to be generated during construction and operation of the development; (e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (f) detail the materials to be reused or recycled, either on or off site; and (g) include the Management and Mitigation Measures included in the EIS 	Waste Management Plan prepared by TTM Consulting, document no. SMCSWSPS-TTM-OSS-PL-REP-000001, Rev. D, dated 27 September 2024, prior to commencement of operation. The plan is included in Occupation Certificate – Item no. 81. The waste management plan includes: <ul style="list-style-type: none"> (a) Prepared in Consultation with Council – Council comments and response to Council included under Appendix I 'Council Consultation'. (b) Location of waste collection and routes to collection point included under appendix B 'Site Plans and Drawings'. (c) Details of waste collector is included under appendix G 'Private Contractor Engagement'. (d) Details of operational waste quantity included under appendix a 'Detailed Refuse Calculations' and quantity of construction waste included under appendix F 'Construction Waste Management'. (e) Handling, storage and disposal of all waste described under section 2 'Refuse Management'. (f) Details of recycled or reused materials are included under appendix F 'Construction Waste Management'. (g) EIS Management and Mitigation measures are included under appendix H 'Environmental Impact Statement Alignment' 		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.9.	E	E9	WASTE AND RECYCLING COLLECTION Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and residential waste. No garbage is to be placed on the public way eg. the roadways, footpaths, plazas, and reserves at any time.	Letter of Intent regarding the contract with a licensed contractor for removal of trade and residential waste, dated 11 October 2024, was provided. The letter was signed by Indi Sydney and Waste Clear Pty Ltd.		Compliant
5.10.	E	E10	POST-CONSTRUCTION DILAPIDATION REPORT Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of the relevant Occupation Certificate: <ul style="list-style-type: none"> (a) the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads; (b) the report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must: <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. (c) a copy of this report is to be forwarded to the Planning Secretary and each of the affected property owners. 	Letter from CPB, dated 6 September 2024, was reviewed, confirming that the B45, E6, E10 and E11 is not applicable to OSD works. Pre-dilapidation reports were actioned under the Sydney Metro CSSI-7400.		Not Triggered
5.11.	E	E11	ROAD DAMAGE The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to the occupation or commencement of the use.	Letter from CPB to Certifier, dated 27 September 2024, was reviewed, confirming that these works are not applicable to Over Station Development works.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.12.	E	E12	FIRE SAFETY CERTIFICATION Prior to the issue the relevant Occupation Certificate, a Fire Safety Certificate shall be obtained for all the relevant 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 Certifying Authority and be prominently displayed in the building.	Fire Safety Certificate dated 24 October 2024, prior to Occupation Certificated dated 29 October 2024. The certificate is displayed on site in lobby – refer to photo under Appendix G. Fire Safety Certificate is included in Occupation Certificate – item no. 1. Email to Fire & Rescue NSW for the submission for Fire Safety Certificate, dated 10 October 2024, was reviewed. Email from NSW Planning, dated 29 October 2024, confirming the submission of Occupation Certificate and related documents including Fire Safety Certificate to Council. The certificate register reference number is CR-2024-98233.		Compliant
5.13.	E	E13	STRUCTURAL INSPECTION CERTIFICATE Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural Inspection Certificate prepared by TTW, dated 10 September 2024, was provided. Structural Inspection Certificate for Level 6 pool and spa prepared by TTW, dated 12 September 2024, was provided. Structural Inspection Certificate and As-Built Drawings prepared by Sharvain Facades Pty Ltd, dated 5 September 2024, was provided. The Certificates is included in Occupation Certificate – Item no. 84. Email from NSW Planning, dated 29 October 2024, confirming the submission of Occupation Certificate and related documents including structural inspection		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				certificate to Council. The certificate register reference number is CR-2024-98233.		
5.14.	E	E14	ARM WATER SYSTEMS AND COOLING SYSTEMS The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Thermostatic Mixing / Tempering Valve (TMV) installation certificates from Axis Maintenance Services Pty Ltd, dated 9 October 2024, was provided.		Compliant
5.15.	E	E15	OUTDOOR LIGHTING Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Heyday Electrical Services Installation Compliance Certificate dated 9 October 2024 was provided. Email from Certifier, dated 8 April 2025, confirming the submission of Electrical Services Installation Certificate as part of Occupation Certificate pack prior to commencement of occupation.		Compliant
5.16.	E	E16	BICYCLE PARKING AND END-OF-TRIP FACILITIES Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: (a) the provision bicycle parking spaces in accordance with conditions B42 and B43; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and	Letter "Subject: Pitt Street South Over Station Development Stage 2 SSD-10376 - Condition E16" from CPB to Certifier, dated 11 October 2024, confirming the requirements of secure bicycle parking and end-of-trip facilities has been provided as follows; (a) B42- Statement from Architect Bates Smart; B43- Works carried out under CSSI 7400- not applicable to the Over station Development OC works		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities, which include at least 12 lockers and a shower; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road authority.	(b) Electrical Contractors Installation Certificate; Statement from Architect Bates Smart (c) Statement from Architect Bates Smart (d) Signage Contractors Installation Certificate (e) CPB confirm all works/ regulatory signposting associated with the proposed development shall be at no cost to the relevant road authority Design Statement for Occupation Certificate prepared by BatesSmart, dated 11 October 2024. Signage and Associated works installation certificate by AW Signs Pty Ltd, dated 13 August 2024.		
5.17.	E	E17	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Photo evidence was provided to the Certifier for the way-finding signage installation, dated 24 October 2024. The evidence is included in Occupation Certificate – Item no. 88. Refer to Photos under Appendix G.		Compliant
5.18.	E	E18	STORMWATER Prior to the issue of any Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage has been constructed as approved, must be submitted to the Certifier.	Stormwater WAE drawing no. SMCSWSPS-TSS-PSS-SR-SDG-009313 Revision 1 prepared by TSS Total Surveying Solutions, dated 16 February 2024. The Drawing was signed by registered surveyor no. 8592, dated 7 August 2024. This is included in Occupation Certificate – Item no. 89.		Compliant
5.19.	E	E19	Prior to the issue of any Occupation Certificate, an Operation and Maintenance Plan (OMP) to ensure the proposed stormwater quality measures remain effective is to be submitted to the satisfaction of the Certifier. The OMP must contain the following:	AtlanFilter Operation & Maintenance Manual was reviewed. The OMP contains; (a) As per Maintenance Frequency – Page 9		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	(b) Report to Property Manager and Atlan representative. (c) Contact information – Atlan stormwater included in Manual (d) As per Health and Safety – Page 8 Statement of Stormwater Treatment Design ref: 220264_Statement_of_Design_29082024 prepared by Atlan Stormwater, dated 29 August 2024, was reviewed. Statement of Stormwater Treatment Design and Operation & Maintenance Manual is included in Occupation Certificate – Item no. 90.		
5.20.	E	E20	SYDNEY WATER COMPLIANCE A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to issue of an Occupation Certificate.	Subdivider/Developer Compliance Certificate case no. 191706 prepared by Sydney Water, dated 25 October 2024, was provided. The certificate is included in Occupation Certificate – Item no. 91.		Compliant
5.21.	E	E21	UTILITY PROVIDERS Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Fair Trading NSW Gas Supply Certificate of Compliance, dated 19 July 2024, was reviewed. Certificate of Practical Completion of Developer's activities prepared by nbn, dated 27 August 2024, was reviewed. Notice to Connect for the provision of electrical services by Ausgrid, dated 15 August 2024, was reviewed.		Compliant
5.22.	E	E22	ENVIRONMENTAL PERFORMANCE Prior to occupation or commencement of the use, the Applicant is to provide documentation to the Certifying Authority demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability	CPB letter to Planning Secretary, dated 25 October 2024, confirming the development has incorporated, and will operate in accordance with the environmental		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			objectives, measures and initiatives required under Conditions B25 to B31.	<p>sustainability objectives, measures, and initiatives required under conditions B25 to B31.</p> <p>Consultant Advice Notice from Cundall, dated 15 August 2024, confirming the development has achieved a design stage 5-star Green Star rating and the project is expected to achieve AS Built 5 star Green Star rating.</p> <p>The letter and consultant advice notice is included in Occupation Certificate – Item no. 92 & 93 respectively.</p>		
5.23.	E	E23	COMPLIANCE WITH BASIX CERTIFICATE Prior to the issue of any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1081183M_03 or in accordance with any updated certificate.	CPB letter to Certifier, dated 16 October 2024, confirming the compliance with BASIX Certificate commitments. Prior to Occupation Certificate dated 29 October 2024.		Compliant
5.24.	E	E24	GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE The Applicant shall prepare a comprehensive Travel Plan in consultation with the Customer Journey Planning within TfNSW to increase the mode share of public transport and active transport for residents, staff and visitors. The plan needs to specify matters including, but not limited to, the following: <ul style="list-style-type: none"> (a) nominate a specific party or parties responsible for the implementation of each of the actions in the TravelPlan, and for its ongoing implementation, monitoring and review; (b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle; (c) provide clear identification and delineation of the actions, contributions and resourcing to be provided by each party and when, as well as identification of when responsibility of functions in the Travel Plan are handed over between Developer, Building Manager and Tenant; (d) include a mechanism to monitor the effectiveness of the plan (e) include of a high-quality Travel Access Guide developed in consultation with the Customer Journey Planning which 	<p>Green Travel Plan Revision E prepared by Aurecon, dated 25 June 2024, was reviewed. The plan includes;</p> <ul style="list-style-type: none"> (a) As per section 5.5 'Procedure and Responsibility' (b) As per Appendix B – Draft Action Plan (c) As per Appendix B – Draft Action Plan (d) As per section 5 'Monitoring, Review and Maintenance (e) As per section 6 'Travel Access Guide' <p>Travel Access Guide prepared by Aurecon, dated 8 August 2024, was reviewed.</p> <p>The Plans has been prepared in consultation with the Customer Journey Planning within TfNSW. TfNSW endorsement of Green Travel Plan and Transport Access Guide via email, dated 13 August 2024, was provided.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>provides information to occupants about how to travel to the site by sustainable transport modes. This should include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections. It should also include:</p> <ul style="list-style-type: none"> (i) Information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site; (ii) Suitable nearby drop-off/pick-up locations; (iii) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; (iv) Suitable nearby Taxi Zones <p>The Applicant shall provide evidence to the Certifying Authority that a copy of the final plan has been submitted to the Coordinator General, Transport Coordination for endorsement, prior to the issue of the Occupation Certificate. A copy of the final plan is to be provided to the Planning Secretary.</p>	<p>Post approval receipt SSD-10376-PA-43 for the submission of Green Travel Plan and Travel Access Guide to DPHI, dated 15 August 2024, was reviewed.</p> <p>The Green Travel Plan and Travel Access Guide is included in Occupation Certificate – Item no. 96.</p>		
5.25.	E	E25	<p>LOADING AND SERVICING MANAGEMENT PLAN</p> <p>Prior to the issue of any Occupation Certificate, the Applicant shall prepare a Loading and Servicing Management Plan in consultation with the Customer Journey Planning within TfNSW by updating the Service Delivery Plan. This plan shall ensure that any potential traffic and safety impacts associated with the loading dock operation are mitigated. The Applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement. The plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay; (b) details of loading and servicing facilities within the subject site which adequately accommodate the forecast demand of the development so as to not rely on the kerbside restrictions to conduct the development's business; (c) details measures to manage any potential traffic and safety impacts of the loading dock operation in particular potential 	<p>Loading and Servicing Management Plan Revision 2 prepared by Aurecon, dated 30 July 2024, was reviewed. The plan includes;</p> <ul style="list-style-type: none"> (a) As per section 3 'Vehicle Access and Provisions' and section 4 'Vehicle Demand' (b) As per section 4.2 'Trip Generation' (c) As per section 5 'Loading Dock Operation' (d) As per section 5.6 'Swept Path Analysis' (e) As per section 7 'Management Procedure' (f) As per section 7 'Management Procedure' (g) As per table 5-1 'Goods Type and potential delivery and servicing arrangement' (h) As per table 5-1 'Goods Type and potential delivery and servicing arrangement' (i) As per section 5 'Loading Dock Operation' (j) As per section 5.3 'Booking System' 	<p>1306-05_OFI-02:</p> <p>It was observed that the plan addresses conditions (a) through (j), but conditions (g) and (h) are outlined in a generic manner. It is recommended that conditions (g) and (h) be detailed more specifically to ensure clarity and compliance.</p>	Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>queuing on Pitt Street and safety incidents between cyclists and service vehicles;</p> <p>(d) details of how a service vehicle larger than 6.4m SRV would be managed, if it approached the site;</p> <p>(e) loading bay management details including controls of duration of delivery vehicle stay;</p> <p>(f) management details to ensure all long-term loading and servicing is accommodated within the loading dock;</p> <p>(g) procedures for tradesman access and parking;</p> <p>(h) provision of space for secure on-site storage of goods both to reduce peak demand on loading dock use and to support freight consolidation and alternative last mile delivery modes;</p> <p>(i) details on how the loading area will be managed and used by all building tenants; and</p> <p>(j) details of a pre-booking system.</p> <p>The Loading and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.</p>	<p>The Plans has been prepared in consultation with the Customer Journey Planning within TfNSW. TfNSW endorsement of Loading and Servicing Management Plan via email, dated 13 August 2024, was provided.</p> <p>The plan was provided to the DPHI within OC package. The package was uploaded on 29 October 2024. The reference for the upload is CFT-633859. the planning portal reference is PAN-392144.</p> <p>The Loading and Servicing Management Plan is included in Occupation Certificate – Item no. 96.</p>		
5.26.	E	E26	<p>LOADING DOCK</p> <p>Prior to an Occupation Certificate being issued that would enable use of the loading dock, convex mirrors are to be installed wholly within the property boundary that would allow for clear lines of sight between vehicles exiting the loading dock and pedestrians using the footpath adjacent to the site.</p>	<p>Photo evidence of convex mirrors installation was provided to Certifier, dated 22 October 2024. The evidence is included in Occupation Certificate – Item no. 98.</p> <p>Refer to Photos under Appendix G.</p>		Compliant
5.27.	E	E27	<p>AIRSPACE PROTECTION</p> <p>For the purpose of airspace protection, the building must not exceed a maximum height of RL 171 metres Australian Height Datum, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc. At the completion of the construction of the building, and prior to occupation, a certified surveyor is to notify (in</p>	<p>Survey Certificate – Consent Condition E27 ref: SMCSWSPS-TSS-OSS-SR-CER-000003 prepared by TSS Total Surveying Solutions, dated 3 September 2024, was reviewed.</p> <p>CPB Letter to Sydney Airport, dated 5 September 2024, confirming that the maximum height does not exceed RL 171 meters.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			writing) Sydney Airport Corporation Limited of the finished height of the building.			
5.28.	E	E28	LANDSCAPE PRACTICAL COMPLETION REPORT A Landscape Practical Completion Report is to be submitted to the PCA by the consultant responsible for the landscape design plan prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.	Landscaping Installation Compliance Certificate prepared by Profile Landscapes NSW Pty Ltd, dated 8 August 2024, was reviewed. The certificate is included in Occupation Certificate – Item no. 99.		Compliant
5.29.	E	E29	DESIGN VERIFICATION A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development. <i>Note: 'Qualified Designer' means a person registered as an architect in accordance with the Architects Act 2003. This condition is imposed in accordance with Clauses 154A of the Environmental Planning and Assessment Regulation 2000.</i>	Design Statement SEPP 65 Design Verification for Occupation Certificate prepared by Bates Smart, dated 23 September 2024, was reviewed. The statement is included in Occupation Certificate – Item no. 100.		Compliant
5.30.	E	E30	SITE AUDIT STATEMENT Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Site Audit Statement from the accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify the site is suitable for the residential and commercial land use and be provided for the information of the Planning Secretary and the Certifier.	CPB letter to Planning Secretary, dated 12 August 2024, confirming no Site Audit Statement is required, as the Pitt Street Station sites were not identified as contaminated. Post approval receipt SSD-10376-PA-46, dated 18 September 2024, was provided. The submission evidence is listed in Occupation Certificate – Item no. 101.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.31.	E	E31	ARCHIVAL RECORDING AND HERITAGE INTERPRETATION Archival recording is to be carried out in accordance with Photographic Recording of Heritage Items Using Film or Digital Capture guideline (Heritage Office, Department of Planning, 2006) for the development site and surrounds. The recording should include key views on Pitt Street, to show the development site's relationship to the former Sydney Water Head Office Building located opposite. Where appropriate recording of the precinct should be carried out before, during and after any major changes and this record may be used in the site's interpretation. The Proponent should submit a digital copy of the archival recording to Heritage NSW and City of Sydney.	Archival Photographic Record prepared by GBA Heritage, dated December 2021, was provided. HD Heritage email dated 13 January 2022 – acknowledging receipt for PSD OSD Photographic Archival Recording sent 10 December 2021, registered as DOC21/199910. Correspondence presented, dated 22 February 2022 from Certifier to Investa confirming close out of E31. Correspondence presented, dated 19 January 2022 from Pitt Street Developer South to City of Sydney confirming the submission of digital copy of the archival recording.		Compliant
5.32.	E	E32	A detailed Heritage Interpretation Plan should be prepared for the site, generally in accordance with the Heritage Interpretation Plan prepared by GBA Heritage dated 15 May 2020, and as appropriate, including any additional material having regard to the archival recording prepared under condition E31. Heritage NSW and /or Heritage Council (or its Delegate) should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan.	Heritage Interpretation Plan SMCSWSPS-GBA-OSS-PL-REP-000002 dated 6 April 2020. Letter from Heritage NSW ref: HMS ID 6024 dated 9 April 2024 – letter confirming referral dated 18 March 2024 – Heritage NSW notes that GBA Heritage have reviewed the concept artwork pack and has confirmed that the artwork proposed satisfies the recommendation of their Heritage Interpretation Plan (2020). Both E32 and E33 are referenced in the letter.		Compliant
5.33.	E	E33	The Heritage Interpretation Plan is to be implemented prior to the issue of an occupation certificate.	Photo evidence of implementation of Heritage Interpretation Plan was provided to the Certifier, dated 22 October 2024. Refer to the photos under Appendix G.		Compliant
6.	PART	F	POST OCCUPATION			

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.1.	F	F1	LOADING / UNLOADING All loading and unloading operations associated with the site must be carried out: <ul style="list-style-type: none"> (a) in accordance with the Loading and Servicing Management Plan approved under condition E25; (b) under the supervision of a loading dock manager to be on-site at all times the loading dock is in use (c) within the confines of the site, at all times and must not obstruct other properties or the public way; and (d) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality 	During the site inspection, it was verified that <ul style="list-style-type: none"> (a) operations of loading dock is in accordance with the Loading and Servicing Management Plan. (b) loading operations is supervised at all times as per Senior Facilities Manager presence onsite. (c) The deliveries operations is managed through booking system to avoid the obstruction of public way or other properties. (d) Loading operations is supervised at all times to avoid any impact or inconvenience to the public. 		Compliant
6.2.	F	F2	The service vehicle docks, car parking spaces and access driveways must be kept clear of goods at all times and must not be used for storage purposes, including garbage storage.	During the inspection, it was noted that the service vehicle docks and access driveway were kept clear of goods and were not being used for storage. There are three parcel storage rooms available next to the lobby, and the waste storage room is located on Level 1. Refer to the photos under Appendix G.		Compliant
6.3.	F	F3	All vehicular movements to and from the site are to be in a forward direction. To ensure this occurs, all vehicles accessing the site must not exceed 6.4 metres in length. The applicant is to ensure all delivery services and service providers that require access to the site are aware of this requirement.	When a service provider is scheduled to come to the site, they are required to book in advance, and the booking confirmation is provided once confirmed. These requirements are communicated to the service providers in the booking confirmation email. Upon arrival, the management team always checks to ensure that the service provider is complying with the outlined requirements.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Email evidence sent by Indisysdney to Acuity Scheduler, dated 3 April 2025, with the requirements included.		
6.4.	F	F4	ANNUAL FIRE SAFETY STATEMENT An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued or the use commencing, whichever is earlier.	This condition is not yet triggered.		Not Triggered
6.5.	F	F5	FIRE SAFETY CERTIFICATION The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with condition E12.	Fire Safety Certificate dated 24 October 2024. The Certificate is displayed on site. Refer to the photos under Appendix G		Compliant
6.6.	F	F6	STORAGE AND HANDLING OF WASTE All waste collection services must be undertaken in accordance with conditions E8 and E9.	Waste Management Plan prepared by TTM Consulting, document no. SMCSWSPS-TTM-OSS-PL-REP-000001, Rev. D, dated 27 September 2024. Letter of Intent regarding the contract with a licensed contractor for removal of trade and residential waste, dated 11 October 2024. The letter was signed off by Indi Sydney and Waste Clear Pty Ltd.		Compliant
6.7.	F	F7	No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.	During the inspection, it was noted that the footpaths and roadways were kept clear of waste. The waste storage room is located on Level 1. The schedule to clear waste is set for three days a week: Tuesday, Thursday, and Saturday. The schedule has been sent by Waste Clear. Refer to the photos under Appendix G.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.8.	F	F8	Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of Council.	<p>The waste storage room is located on Level 1 as per approved plans. The waste contractor has been engaged. The details of waste contractor has been provided to the Council:</p> <p>Email to City of Sydney with attached Waste Contractor SOW (Scope of work order), dated 21 November 2024, was provided.</p>		Compliant
6.9.	F	F9	All waste must be collected by 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.	<p>The details of waste contractor have been provided to the Council:</p> <p>Email to City of Sydney with attached Waste Contractor SOW (Scope of work order), dated 21 November 2024, was provided.</p> <p>Letter from Waste Clear, dated 9 April 2025, confirming they are authorised to provide waste & recycling collection services in NSW and complies with all applicable regulatory requirements.</p>		Compliant
6.10.	F	F10	ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH 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.	<p>Heyday Electrical Services Installation Compliance Certificate dated 9 October 2024, was provided.</p> <p>No changes have been made to the external lighting design in this audit period.</p>		Compliant
6.11.	F	F11	The use and operation of the premises shall not give rise to an environmental health or public nuisance.	There have been no complaints. Residents are informed of the requirements through Essence Communities internal app, the Resident App.		Compliant
6.12.	F	F12	There are to be no emissions or discharges from the premises which give rise to a public nuisance or result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.	There have been no emissions or discharges – no incidents have been recorded during regular inspections of the building. No complaints have been received.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.13.	F	F13	NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following: <ul style="list-style-type: none"> (a) transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy (b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute (c) notwithstanding compliance with a) and b) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12 midnight and 7 am. (d) exceedance of the project amenity noise levels established by the Acoustic Report prepared by Renzo Tonin and Associates and dated 17 May 2020. 	During the site inspection, mechanical plant and equipment did not appear audible outside of the plant rooms visited onsite. No complaints have been received since occupation occurred. The building is currently 60% occupied. The short-term noise monitoring will be undertaken within 3 months of the full occupancy.		Compliant
6.14.	F	F14	Within 3 months of the commencement of full operation on the site, the Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified Condition F13. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or	<p>The building is currently 60% occupied. The development has requested a delay in the short-term noise monitoring as the occupancy has not yet reached full capacity. The Department has agreed to extend the deadline for the short-term noise monitoring.</p> <p>Email from DPHI, dated 21 June 2024, confirming that short term monitoring must be undertaken within 3 months of the full occupancy.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			provide attenuation measures at the affected noise sensitive receivers.			
6.15.	F	F15	OPERATION OF PLANT AND EQUIPMENT All plant and equipment used in the development, or to monitor the performance of the development must be: <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. 	<p>Essence Communities manages the maintenance of plant and equipment through the Smart Sheet application. A preventive maintenance schedule is in place and is currently being fully developed.</p> <p>Regular checks are conducted for preventive maintenance.</p> <p>Residents are given a tour, during which the process for using the lifts, other plant equipment, and facilities is explained.</p> <p>The quarterly Fire Stairs checklist, dated 2 April 2025, was reviewed. All the items were checked and marked as complete on the checklist.</p> <p>One resident requested a walk-through of the entire building, including a pool check, H&S items, lifts, loading dock, safety and security checks, obstruction checks, maintenance room, and garden beds. This daily checklist was completed on 2 April 2025.</p> <p>During the checks, any issues can be escalated through the app, and the building manager will receive a notification of the escalated issues.</p> <p>Residents can raise issues through the app, and work orders for residents are raised through app. The work order for HVAC issue related to air conditioning, dated 21 January 2025, was provided, which was rectified and closed out on the same day.</p> <p>The reports for all work orders are generated on monthly basis and provided to the owners.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>The work orders for the sub-contractors are sent via email. Email correspondence with Axis Plumbing regarding the maintenance of HW Circulation Pump level 4, dated 26 March 2025, was provided.</p> <p>Maintenance report for the cooling tower, dated 13 February 2025, prepared by SAS Waters, was provided. This report includes Microbial testing, chemical analysis, no remedial action or recommendation were provided.</p> <p>6 monthly fire check report prepared by Premier Fire, dated 31 March 2025, was reviewed.</p> <p>Defects are discussed in meetings between Pitt Street Developers, CPB, and Essence Communities. The PSD Key Defects Register, dated 24 March 2025, was provided. The register is reviewed during the meetings to track defect items and assign actions. These meetings are held every Monday, and the meeting minutes and actions are shared through Aconex.</p> <p>Aconex correspondence TSA-GCOR-010851 with CPB (Builder) and Essence Communities regarding the defects, along with the attached PSD Key Defects Register and actions for the items, dated 12 March 2025, was provided.</p> <p>During the site inspection, it was noted that there was a leak from a pipe in the Level 38 plant room. This leak is an ongoing issue related to defects. The auditee provided the following evidence that it has already been communicated to both the builder and the maintenance contractor:</p>		

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>Email from TSA to CPB regarding the level 38 plant room issues including the leaked pipe, dated 7 February 2024, was reviewed.</p> <p>Email from CPB to Axis Plumbing regarding the plant room issues, dated 10 February 2025, was reviewed.</p>		
6.16.	F	F16	COMMUNITY COMMUNICATION STRATEGY The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<p>Community Communications Strategy (CCS) prepared as Addendum A – Pitt Street South Over Station Development, document No. SMCSWSPS-CPB-OSS-CL-PLN-00000, Rev 9 dated 2 February 2024.</p> <p>No complaints have received to date.</p>		Compliant
6.17.	F	F17	SIGNAGE Any future external top of building signage must consistent with the approved signage strategy.	No external signage has been installed on the top of the building during this audit period.		Not Triggered
6.18.	F	F18	OUTDOOR LIGHTING Notwithstanding condition E15, should any outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	No issues have been recorded, and no complaints have been received during this audit period. No adjustments to outdoor lighting were required.		Not Triggered
6.19.	F	F19	ECOLOGICALLY SUSTAINABLE DEVELOPMENT Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 Star Green Star As-Built rating in accordance with condition B26. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	<p>All documents have been lodged to obtain the Green Star certificate.</p> <p>Email from Cundall, dated 24 March 2025. The request has been submitted under request number R-30409, and it is being submitted for round 2 (As Built).</p>		Not Triggered
6.20.	F	F20	NO ACCESS TO LEVEL 6 TERRACE AREA The Level 6 external area is to be non-trafficable and is not to be accessed by residents or staff, with the exception of landscaping and maintenance staff.	Access to the Level 6 terrace area is restricted to maintenance and landscaping staff only. Residents and other staff do not have access.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Refer to the photos under appendix G.		
6.21.	F	F21	COMMUNAL AREA ACCESS All residents of the development are to have access to all communal areas including: <ul style="list-style-type: none"> (a) Level 2 balcony, co-working, meeting and social spaces (b) Level 3 storage (c) Level 6 pool, amenity areas and sundeck (d) Level 35 rooftop lounge, rooftop terrace and associated amenities 	All residents have access to all communal areas through the use of their swipe cards as demonstrated during the site inspection. Refer to the photos under Appendix G.		Compliant
6.22.	F	F22	GREEN TRAVEL PLAN The Green Travel plan approved under condition E24 shall be implemented following occupation of the development. The plan is to be reviewed and updated annually and implemented by the applicant for the life of the development.	Green Travel Plan Revision E prepared by Aurecon, dated 25 June 2024, was provided. All residents and staff have access to the plan through the internal residents app. The plan is scheduled for an update in June 2025. The marked path was observed during the site inspection of the loading dock area.		Compliant
6.23.	F	F23	The Transport Access Guide approved under condition E24 is to be made available to residents, staff, customers and visitors at all times.	All residents and staff have access to Transport Access Guide through the internal residents app. Visitors sign in through Rapid Induction, and the transport access guide is included in the induction process.		Compliant
7.	PART	G	PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE			
7.1.	G	G1	REQUIREMENTS OF THE EP&A ACT – PART 4A CERTIFICATES	Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref:		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the EP&A Act in relation to the issue of a Subdivision Certificate.</p> <p>For the purpose of this approval, the issue of a Subdivision Certificate/s is restricted to the subdivision defined by condition A2.</p>	<p>SMCSWSPS-TSS-OSS-SR-CER-000005, dated 28 August 2024.</p> <p>Letter from Sydney Metro “Pitt St Integrated Station Development (South) – Lot 10 DP1255507, Subdivision Plan Registration”, dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		
7.2.	G	G2	<p>SUBDIVISION CERTIFICATE</p> <p>Before granting any Subdivision Certificate for stratum subdivision, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision.</p>	<p>Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSS-SR-CER-000005, dated 28 August 2024.</p> <p>Letter from Sydney Metro “Pitt St Integrated Station Development (South) – Lot 10 DP1255507, Subdivision Plan Registration”, dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services.</p> <p>Subdivision Certificate was procured by CPB Station Team under CSSI 7400. The station team provided the update with attached documents for the final submission to the Certifier via Aconex. Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (Part G), dated 5 August 2024.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was</p>	<p>1306-05_OFI-03:</p> <p>No evidence was provided during the audit to demonstrate that the subdivision certificate conditions were not triggered under the SSD approval. The auditee explained that CPB and Metro procured the subdivision certificate under the CSSI 7400 approval. Following the audit, CPB issued a letter confirming that the subdivision certificate conditions were not</p>	Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.	triggered for the SSD works. It is recommended to ensure accurate records are prepared and retained in timely manner to demonstrate compliance.	
7.3.	G	G3	BUILDING MANAGEMENT STATEMENT Prior to the issue of a Subdivision Certificate for the stratum subdivision, a Building Management Statement must be prepared in the approved form prescribed by Schedule 8A of the Conveyancing Act 1919 or a Strata Management Statement must be prepared in the approved form prescribed by Part 6 of the Strata Schemes Development Act 2015 and submitted to the Certifying Authority.	Building Management Statement for Pitt Street South Integrated Station Development signed off by Executive Director on 25 September 2024. Shared facilities memorandum signed off by Executive Director on 25 September 2024, was provided. Plan Information Notice by Land Registry Services, dated 2 October 2024, confirming the Undermentioned Plan, plan no. DP1296647, ref no. 202219-4, was registered on 2 October 2024. Subdivision Certificate was procured by CPB Station Team under CSSI 7400. The station team provided the update with attached documents for the final submission to the Certifier via Aconex. Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (part G) which includes Building Management Statement, dated 5 August 2024. Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
7.4.	G	G4	<p>The Building Management Statement or Strata Management Statement (as applicable) is to apply to the development as a 'united building'. The Building Management Statement or Strata Management Statement (as applicable) must include details of the following:</p> <ul style="list-style-type: none"> (a) the use, operation and arrangements for the supply of services, maintenance and upgrading of infrastructure of each stratum lot within the subdivision (b) the ongoing maintenance, upgrading, redevelopment and structural adequacy of each stratum lot within the subdivision (c) any other matters which the Certifying Authority considers relevant and pertinent to the issue of a Subdivision Certificate. 	<p>Building Management Statement for Pitt Street South Integrated Station Development signed by Executive Director on 25 September 2024.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		Not Triggered
7.5.	G	G5	<p>CREATION OF EASEMENTS</p> <p>Easements for services, drainage, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to section 88B of the Conveyancing Act 1919.</p>	<p>Subdivision Section 88B Instrument for the creation of easements fully executed on 25 September 2024.</p> <p>Deposited Plan Administration Sheet for the easements fully executed on 25 September 2024.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		Not Triggered
7.6.	G	G6	<p>REGISTRATION OF EASEMENTS</p> <p>Prior to the issue of a Subdivision Certificate, the Applicant shall provide to the Certifying Authority evidence that all matters required to be registered on title, including easements noted on the draft subdivision plans listed in Part A, are contained within the subdivision plan to be lodged for registration at the NSW Land Registry Services.</p>	<p>Subdivision Certificate was procured by CPB Station Team under CSSI 7400. The station team provided the update with attached documents for the final submission to the Certifier via Aconex. Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (Part G), dated 5 August 2024. However, it was noted that the evidence of submission to certifier was not provided. The auditee explained that the CPB station team submitted the documents via Aconex and</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>team binder reference, which the PS Developer cannot access as they are not part of project contract.</p> <p>Plan Information Notice by Land Registry Services, dated 2 October 2024, confirming the Undermentioned Plan, plan no. DP1296647, ref no. 202219-4, was registered on 2 October 2024.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		
7.7.	G	G7	ENCROACHING AND/OR SHARED SERVICES <p>Any pipes, service lines or the like servicing each lot shall be contained within their respective lots or, if service lines encroach upon adjoining lots within the subdivision, or are shared by more than one lot, appropriate easements must be created, pursuant to section 88B of the Conveyancing Act 1919, over the service lines whereany such encroachment occurs.</p>	<p>Subdivision Section 88B Instrument for the shared services / easements fully executed on 25 September 2024.</p> <p>Deposited Plan Administration Sheet for the easements fully executed on 25 September 2024.</p> <p>Building Management Statement for Pitt Street South Integrated Station Development signed off by Executive Director on 25 September 2024. Section 11 of the Statement "Shared Facilities" outlines the shared services.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		Not Triggered
7.8.	G	G8	ACCESS EASEMENT – GROUND LEVEL <p>Prior to, or upon, the registration of the stratum plan for the site, appropriate ground level access easement/s are to be created to provide access to the building from the public domain for each</p>	<p>Subdivision Section 88B Instrument for the shared services / easements fully executed on 25 September 2024.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			respective building owner/s, tenant/s and visitors, as relevant to the stratum lot/s the subject of the stratum plan to the satisfaction of the Certifying Authority. Each easement is to address construction staging, including any restrictions to access as a result of the construction activities, including erecting hoardings as relevant.	<p>Deposited Plan Administration Sheet for the easements fully executed on 25 September 2024.</p> <p>Building Management Statement for Pitt Street South Integrated Station Development signed off by Executive Director on 25 September 2024. Section 11 of the Statement "Shared Facilities" outlines the shared services.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		
7.9.	G	G9	Suitable easements for access or rights-of-way benefiting the public are to be created over the public domain areas of the residual lot at each stage in the stratum subdivision to ensure public access to the public domain areas. The rights of public access are to be triggered by an occupation certificate for the relevant public domain areas (temporary or permanent) within the site	This condition is not applicable to the OSD as there is no public access area in the OSD lot.		Not Triggered
7.10.	G	G10	<p>COMPLIANCE CERTIFICATE</p> <p>Prior to issue of any Subdivision Certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water and shall be provided to the Certifying Authority demonstrating that the development has satisfied the detailed requirements of Sydney Water in respect to water and wastewater.</p>	<p>Evidence provided included a Subdivider/Developer Compliance Certificate case no. 191706 prepared by Sydney Water, dated 25 October 2024.</p> <p>Evidence provided included a Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSS-SR-CER-000005, dated 28 August 2024.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
7.11.	G	G11	Prior to the issue of a Subdivision Certificate (as relevant), a Compliance Certificate is to be issued certifying that a registered surveyor has confirmed that the parcel boundary of the stratum plan corresponds with floors, external walls and ceilings of the relevant building/structures as constructed or alternatively, has the benefit of an appropriate easement or is the subject of appropriate provisions in the Building Management Statement, required by condition G3, to enable the registration of the plan.	<p>Evidence provided included a Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSS-SR-CER-000005, dated 28 August 2024.</p> <p>Evidence provided included a Letter from Sydney Metro “Pitt St Integrated Station Development (South) – Lot 10 DP1255507, Subdivision Plan Registration”, dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services.</p> <p>Subdivision Certificate was procured by CPB Station Team under CSSI 7400. The station team provided the update with attached documents for the final submission to the Certifier via Aconex. Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (Part G), dated 5 August 2024. However, it was noted that the evidence of submission to certifier was not provided. The auditee explained that the CPB station team submitted the documents via Aconex and team binder reference, which the PS Developer cannot access as they are not part of project contract.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		Not Triggered
7.12.	G	G12	<p>STATEMENT OF COMPLIANCE – COMPLETION IN ACCORDANCE WITH DEVELOPMENT CONSENT</p> <p>Prior to the issue of a Subdivision Certificate for stratum subdivision, a Statement of Compliance shall be provided to the</p>	<p>Evidence provided included a Survey Certificate – South Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSS-SR-CER-000005, dated 28 August 2024.</p> <p>Evidence provided included a Letter from Sydney Metro “Pitt St Integrated Station Development (South) –</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Certifying Authority demonstrating that the approved subdivision is consistent with relevant conditions of development consent.	<p>Lot 10 DP1255507, Subdivision Plan Registration", dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services.</p> <p>Subdivision Certificate was procured by CPB Station Team under CSSI 7400. The station team provided the update with attached documents for the final submission to the Certifier via Aconex. Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (Part G), dated 5 August 2024. However, it was noted that the evidence of submission to certifier was not provided. The auditee explained that the CPB station team submitted the documents via Aconex and team binder reference, which the PS Developer cannot access as they are not part of project contract.</p> <p>Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street South was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.</p>		
8.	AN		ADVISORY NOTES			
8.1.	AN	AN1	APPEALS The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	No appeals to date.		Not Triggered
8.2.	AN	AN2	OTHER APPROVALS AND PERMITS The Applicant shall apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals)	Retail offering – leased to a medical tenant centre. A complying development certificate was provided (NSW Planning Portal Ref No. CDC-270593), dated 19/03/2025, with a lapse date of 19/03/2030. All approved plans are attached to the certificate.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			of the Local Government Act 1993 or section 138 of the Roads Act 1993.			
8.3.	AN	AN3	RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	As per previous audits, agreements were covered under the CSSI 7400..		Not Triggered
8.4.	AN	AN4	TEMPORARY STRUCTURES An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA.	No temporary structures required.		Not Triggered
8.5.	AN	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.	Structural certification as evidenced during design and construction phase and as previously evidenced. The development is now operational.		Not Triggered
8.6.	AN	AN6	DISABILITY DISCRIMINATION ACT This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	DDA certificate as part of CC3 (19-213813cc3) + Access Design Capability Statement by Phillip Chun dated 14/06/2022 included design for adaptable residential apartments and the rest achieving the liveable housing guidelines (silver level). Level 2 & 6 were provisional. Constructed as design with the development now operational.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
8.7.	AN	AN7	COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.	As previously evidenced. No actions taken that had any significant impact with the development now operational.		Compliant
8.8.	AN	AN8	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 Sustainability, Environment, Water, Population and Communities 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.	As previously evidenced. The development is now operational.		Not Triggered
	AN	AN9	BUILDING PLAN APPROVAL You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains). 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).	Applicable to prior to construction phase. The development is now operational.		Not Triggered
	AN	AN10	FIRE SAFETY CERTIFICATE The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Fire Safety Certificate dated 24 October 2024. The annual fire safety statement is not yet triggered.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
9.	APPX	1	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS			
	APPX 1	1.	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A18 or, having given such notification, subsequently forms the view that an incident has not occurred.	No material harm incidents to date		Not Triggered
	APPX 1	2.	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the Applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	No material harm incidents to date		Not Triggered
	APPX 1	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No material harm incidents to date		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	APPX 1	4.	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident. 	No material harm incidents to date		Not Triggered

Appendix F – Consultation Records



From: Sanan Qasim
Sent: Wednesday, 26 March 2025 12:12 PM
To: DPE PSVC Compliance Mailbox
Cc: Barbara Pater
Subject: Independent Environmental Audit - SSD10376 - Pitt Street South Over Station Development (OSD)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the Operational Independent Environmental Audit of Pitt Street South OSD project as a requirement of Consent Conditions SSD-10376. Please note that the APP auditor's approval from the Department is still pending.

The audit will be conducted on the 3rd of April and will review compliance in accordance with SSD-10376 Schedule 2 Parts A, E, F, G and Appendix A, as applicable.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Kind regards,

Sanan Qasim
Environmental Consultant – HSEQ Systems and Auditing



The APP Group

A Bureau Veritas Company

0423 736 753 | sanan.qasim@app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney NSW 2000

The APP Group acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to Elders past, present and emerging.

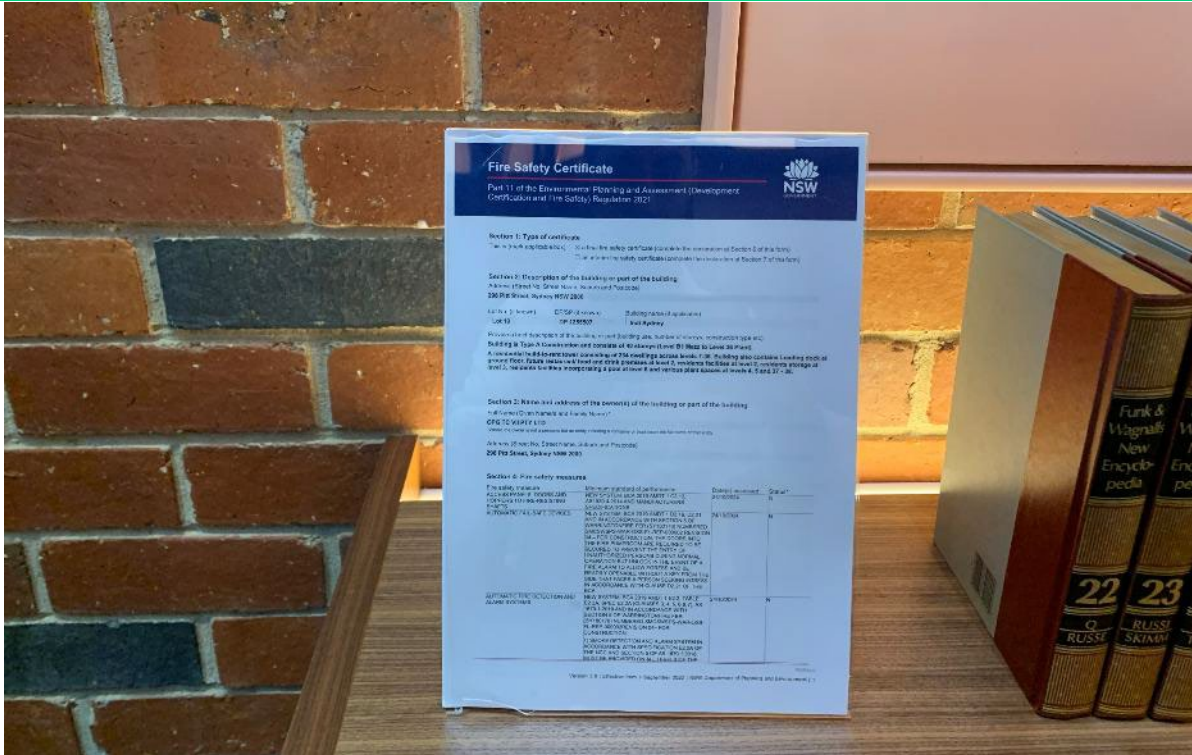
This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error, please inform the postmaster@app.com.au or the sender.
APP Corporation Pty Limited, ABN 29 003 764 770.

Appendix G – Audit Photos



Pitt Street South OSD Audit Photos – 3 April 2025

Site Inspection Photos

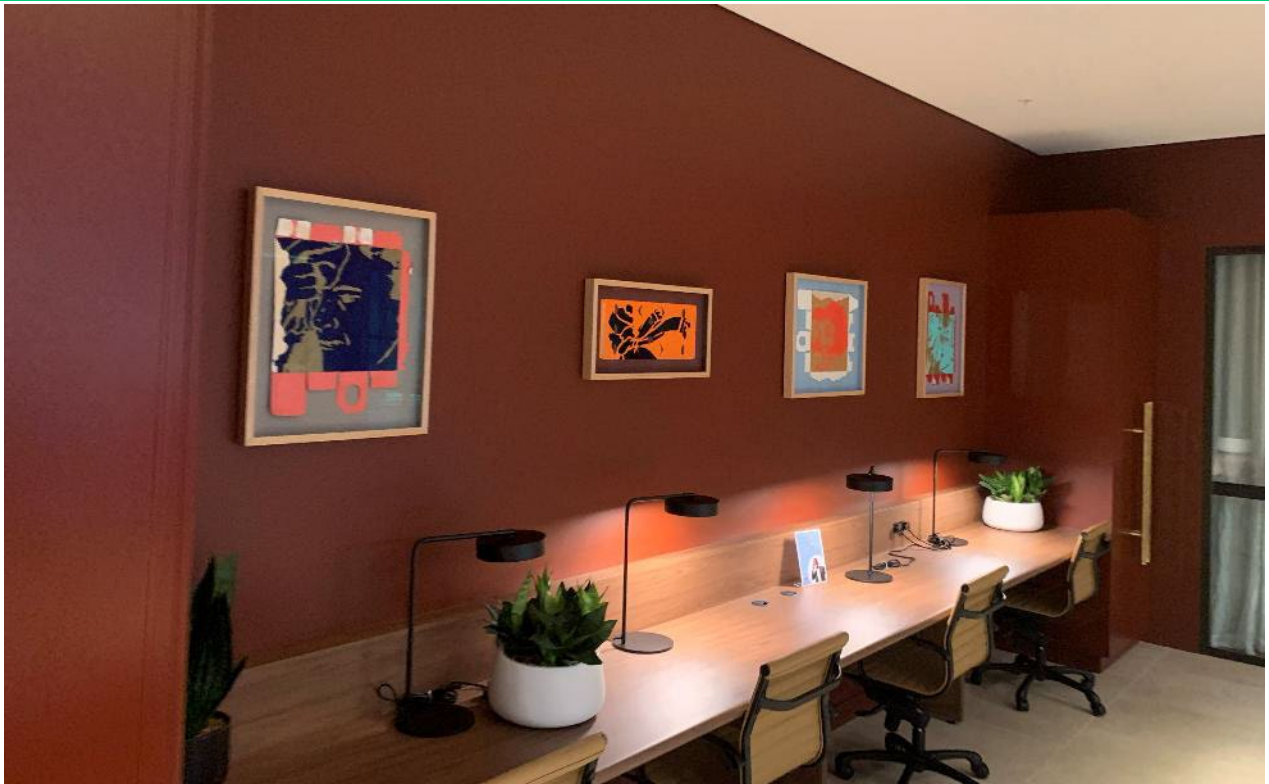


Fire Safety Certificate displayed in lobby.



Common BBQ and terrace area. Landscaping appeared to be well maintained.

Site Inspection Photos



Heritage drawings displayed as part of implementation of Heritage Interpretation Plan.



Heritage newspaper articles displayed as part of implementation of Heritage Interpretation Plan.

Site Inspection Photos



Gym facility area appeared to be well maintained.



Restricted access to the level 6 terrace area for maintenance and landscaping staff through exercise facility area. Residents and other staff do not have access to the level 6 terrace area.

Site Inspection Photos



Pool facility area appeared to be clean and tidy.



Common areas for residents.

Site Inspection Photos



Terrace area for residents with BBQ facilities.



Parcel room available for large deliveries.

Site Inspection Photos



Waste storage area on level 1.



Waste chute connected to waste storage area.

Site Inspection Photos



Waste chutes available for residents on all levels.



Bicycle parking spaces for staff and customers on level 2.

Site Inspection Photos



Personal lockers available for staff and customers on level 2.

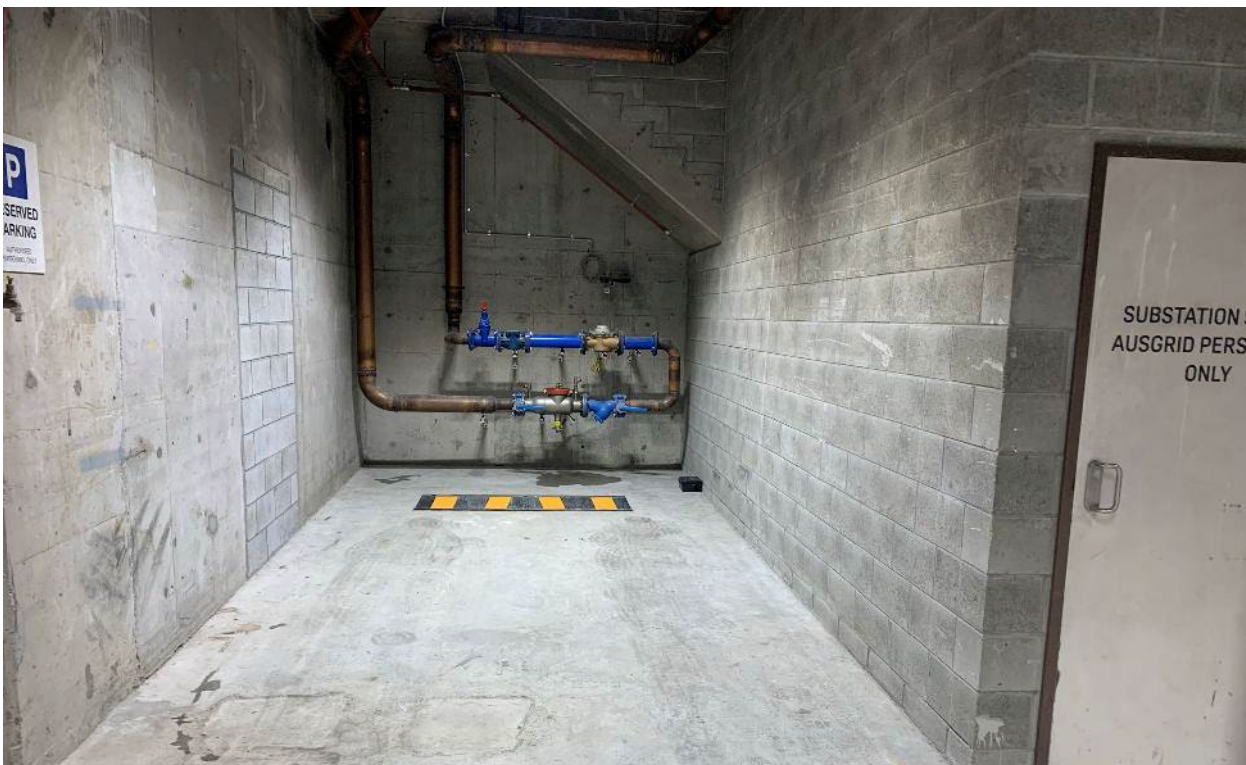


Bicycle way signage in loading dock area in accordance with Green Travel Plan.

Site Inspection Photos



No storage of materials in loading dock area



Reserved parking area in loading dock.

Site Inspection Photos



Required signage displayed in loading dock area. QR code for sign-in (deliveries and contractors)



Retail area leased to Medical Tenant Centre.

Site Inspection Photos



Chemicals appeared to be banded in chemical storage area.



Safety equipment for handling chemicals was available.

Site Inspection Photos



Safety Data Sheets (SDS) were available for the chemicals in use.

Site Inspection Photos



Chiller plant on level 38.



Boiler plant on level 38.

Site Inspection Photos



Plant room area appeared to be well maintained and tidy.



A convex mirror was installed at the entrance of the loading dock prior to occupation.

Site Inspection Photos



The ongoing level 38 plant leak defect issue has been coordinated with the contractor for rectification.



Sand used for initial absorbent as recommended by contractor. Ensure to maintain and appropriately remove once no longer required.



The APP Group

app.com.au