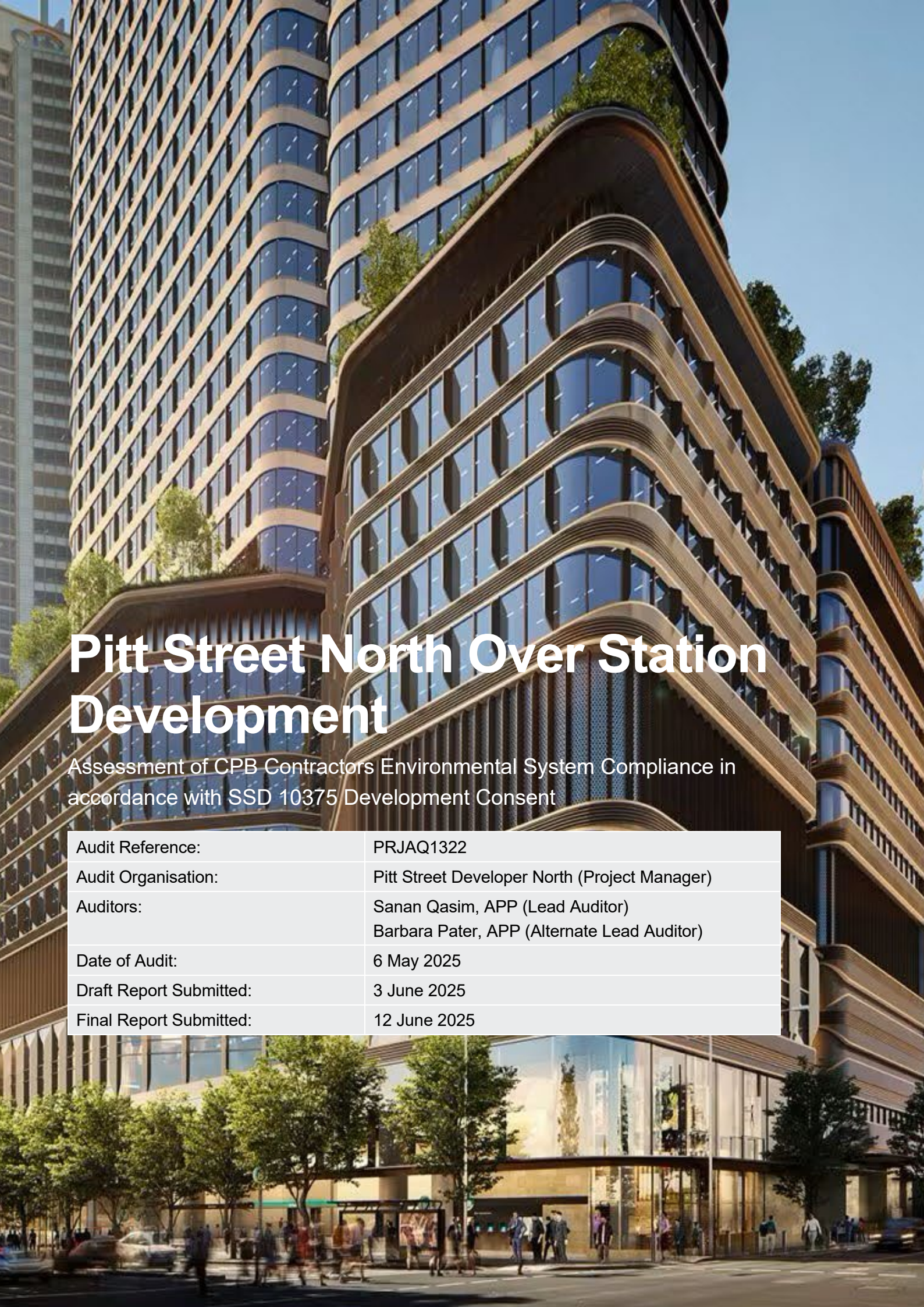




Pitt Street North Over Station Development

Assessment of CPB Contractors Environmental System Compliance in accordance with SSD 10375 Development Consent

Audit Reference:	PRJAQ1322
Audit Organisation:	Pitt Street Developer North (Project Manager)
Auditors:	Sanan Qasim, APP (Lead Auditor) Barbara Pater, APP (Alternate Lead Auditor)
Date of Audit:	6 May 2025
Draft Report Submitted:	3 June 2025
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This report has been prepared and reviewed in accordance with our quality control system.

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Date: 12 June 2025

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1. Executive Summary

Pitt Street Developer North Pty Ltd, in partnership with CPB Contractors, has delivered the construction of the Pitt Street North Over Station Development, a State Significant Development (SSD 10375) comprising a commercial office tower with integrated retail premises, located above the northern portal of the Sydney Metro Gadigal Station.

This Audit Report presents the findings of the Independent Environmental Audit undertaken to assess the operational environmental controls established and implemented by Investa to comply with the conditions of Consolidated Consent SSD 10375 for the Pitt Street North Over Station Development (OSD) Project. This was the fifth audit of the development and was conducted by APP on 6 May 2025. The audit covered the applicable conditions of SSD 10375 Parts A, B, C, D, E, F, G, and relevant advisory notes, including a review of environmental controls implemented by CPB Contractors during the construction works carried out between 30 April 2024 and 18 November 2024.

The audit consisted of a review of Schedules 2 and Appendices of SSD-10375 consent conditions issued 26 February 2022.

The outcome of the audit demonstrated that the project is generally compliant with the conditions of consent, with Investa maintaining good measures to address environmental impacts. The project team worked proactively to address the requirements of the consent conditions, with the following key strengths noted:

- ▶ Effective use of the Facilio platform for the maintenance of plant and equipment.
- ▶ Good overall housekeeping across key areas, including the loading dock, plant rooms, and waste facilities.
- ▶ Effective segregation with clearly labelled waste types displayed at waste disposal areas.
- ▶ Effective reuse of rainwater for landscaping maintenance through rainwater tank installed at level 36.
- ▶ No complaints received during the audit period.

The independent environmental audit was carried out with a total of 208 Conditions of Consent assessed, comprising of a review of documents and records, interviews with key personnel and site inspection. The general outcome of the audit is predominantly positive, however, two non-compliances and five opportunity for improvements were identified for the project.

Site inspection

Two (2) observations were identified during the site inspection.

- ▶ **OBS-01:** During the site inspection, the Fire Safety Certificate displayed in the security office was noted to be superseded by a more recent version. It is recommended that updated Fire Safety Certificate to be displayed. Following the audit, photographic evidence was provided confirming that the updated Fire Safety Certificate is now correctly displayed. This observation is now considered closed.
- ▶ **OBS-02:** A flammable liquid chemical container was observed to be un-bunded and stored inappropriately. It is recommended that the chemical storage procedure be reviewed to ensure all chemicals are appropriately stored.

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

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
Non-Compliance PSN-05_NC-01	A32: INDEPENDENT ENVIRONMENTAL AUDIT Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Due to delays in the occupation of the development, the independent environmental audit was not undertaken within 26-weeks of the previous audit. However, no approval was obtained from the Department to defer the audit, resulting in a non-compliance with the audit timeframe requirements set out in the IAPAR Guidelines 2020.	It is recommended that independent environmental audits be undertaken in accordance with the IAPAR Guidelines 2020.
Non-Compliance PSN-05_NC-02	E27: TRANSPORT ACCESS GUIDE The Transport Access Guide is to include (but not be limited to) the following: (a) Information regarding lack of off-street car parking and passenger pick-up and set down areas at the development site; (b) Suitable nearby drop-off/pick-up locations; (c) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and (d) Suitable nearby Taxi Zones.	It was noted that the Transport Access Guide did not address conditions (a) through (d), resulting in non-compliance with the requirements of the condition.	It was recommended to review the Guide to include the required information to fully comply with the requirements of condition E8. Following the audit, the updated Transport Access Guide was provided, addressing conditions (a) through (d) on page 4, thereby achieving full compliance with the conditions of consent. This non-compliance is now considered closed.
Opportunity for Improvement PSN-05_OFI-01	A36: 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.	Although no non-compliances were identified during the previous audit, evidence was not provided for the submission of applicant's response to DPHI, for the Opportunity for Improvement (OFI) raised.	For future submissions, it is recommended that the applicant's response be submitted to DPHI to ensure full compliance with Condition A36.
Opportunity for Improvement PSN-05_OFI-02	C3: ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as	The complaints register for October 2024 and applicant's response to IEA#4 findings are not available on website. It is acknowledged that works are now complete and that no complaints were received during this period.	It is recommended to update the website to ensure full compliance with condition C3.



Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
	agreed by the Planning Secretary, the Applicant must: (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;		
Opportunity for Improvement PSN-05_OFI-03	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 30 September 2024; however, the commencement of occupation was delayed to 18 November 2024.	For future submissions, it is recommended that the Department be renotified with an updated date should there be any significant delays.
Opportunity for Improvement PSN-05_OFI-04	E26: The Plan must include an annual survey on the mode share of public transport and active transport for all staff and visitors. The survey must also include information on the future active transport use demand for the next five years, including demand on bicycle parking and End of Trip facilities.	The Green Travel Plan recommends that travel surveys be undertaken bi-annually; however, no travel survey has been conducted to date.	It is recommended that the annual survey requirement in the Green Travel Plan be reviewed and that the annual travel survey be undertaken and incorporated into the plan as part of its upcoming annual review, to ensure full compliance with Condition E26.
Opportunity for Improvement PSN-05_OFI-05	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	It is recommended to ensure accurate records are prepared and retained in timely manner to demonstrate compliance.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
		conditions were not triggered for the SSD works.	

2. Introduction

2.1. Background

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

- ▶ a commercial office tower with a maximum building height of RL 176.8
- ▶ a maximum gross floor area of 55,743 m² (including gross floor area approved under CSSI 7400)
- ▶ staged stratum subdivision
- ▶ signage zones
- ▶ use of podium (approved under CSSI 7400) for:
 - commercial lobbies
 - retail tenancies
 - 200 bicycle storage and end of trip facilities
 - 40 car parking spaces
 - Loading dock and associated facilities
 - Plant and circulation.

Construction of the commercial office tower is now complete and was handed over from CPB to Investa 18 November 2024, to manage the ongoing operation of the building.

The Applicant, Pitt Street Developer North Pty Ltd (PSD North), engaged APP to undertake the independent environmental audit of the project on 6 May 2025. The audit was conducted in compliance with Condition A32 of the Planning Approval SSD 10375, which states that:

Condition A32

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

Project Details	
Project Name	Pitt Street North Over Station Development
Project Application No.:	SSD 10375
Project Address:	252 Pitt Street, Sydney NSW 2000 – Lot 20 DP1255509
Project Phase:	Post Occupation
Project Activity Summary:	At the time of audit, the building was fully operational.

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	Exemplar Global Lead Environmental Auditor – Certificate No. C424613

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 undertake the independent environmental review of the project in compliance with Development Consent SSD-10375 Condition A32, and in accordance with the requirements for an independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) during the construction period (30 April to 18 November 2024) and operational period (from 18 November 2024 to 6 May 2025) of the Pitt Street North Over Station Development (OSD).

3.2. Scope of Audit

The scope of this audit comprised auditing of Project compliance with SSD 10375 Schedule 2 with reviewing of applicable conditions Parts A, B, C, D, 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
 - Carpark Loading and Servicing Management Plan
 - Community Communication Strategy
- ▶ Review of implementation of management plans, including Construction Framework Environmental Management Plan (CFEMP) and Subplans during construction work from 30 April 2024 to 18 November 2024:
 - Construction Traffic Management Plan (CTMP)
 - Community Communications Strategy (CCS)
 - Other project documentation as listed in the [Section 5 Document Review](#)
- ▶ Site inspection, as conducted on 6 May 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 of the project and the first to assess the post-occupation condition requirements. It was carried out by APP on 6 May 2025 and included a review of environmental documentation and records covering two periods: the construction works undertaken since the previous audit conducted on 30 April 2024, and the operational phase following the issuance of the Occupation Certificate on 18 November 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 auditors is included under [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 10375 – 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 6 May 2022 at 9:45am with representatives from CPB Investa, PSD North 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 IAPAR 2020.

4.3.2. Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation to verify compliance with the SSD 10375 conditions;
- ▶ Conduct of a site walk to review implementation of mitigation measures and environmental plus operational 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 6 May 2025 at 4:20pm with representatives of Investa, PSD North and APP. General feedback and the findings of the audit were discussed during the closing meeting.

The APP Lead Auditor 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 North	Project Manager
Peter Dunn	Investa	Senior Facilities Manager

4.5. Site Inspection

The site inspection was conducted at 10:00am on 6 May 2025, with the APP auditor. Pitt Street North and Investa representatives. Two (2) observations were identified during the site inspection. Refer to details of the inspection in [section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6. Consultation

An email communication was sent to the Department of Planning, Housing and Infrastructure (DPHI), dated 26 March 2025, to request feedback about the project and highlight any focus areas for review by APP during the audit. DPHI responded to confirm that there were no additional issues to be included within the scope of the independent audit that are not already captured by the Consents and NSW Planning's Independent Audit Post Approval Requirements (email from DPHI to lead auditor dated 1 April 2025).

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.

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 and/or sighted as part of this audit:

- Operational Waste Management Plan (OWMP) Rev. F, 19 August 2024
- Green Travel Plan Rev. 6 by Aurecon, 7 August 2024
- Transport Access Guide by Aurecon, 13 August 2024
- Car Parking, Loading and Servicing Management Plan Rev. 9, 22 August 2024
- Complying Development Certificate No. 24-222192cdc1 issued by Philip Chun, 25 October 2024
- Complying Development Certificate ref. 00114327 issued by Professional Certification Group, 25 November 2024
- Occupation Certificate ref. 00114327 issued by Professional Certification Group, 28 January 2025
- City of Sydney Letter of determination, development application no. D/2023/1139, 15 February 2024
- Notice of Commencement of Building Works and Appointment of Principal Certifier, 1 November 2024
- Design Certificate issued by Insight Sign Group, 30 October 2024
- Structural Design Statement issued by Elegant Engineering, 26 August 2024
- Sydney Letter of Determination, development application no. D/2022/676, 11 June 2024
- Occupation Certificate No. 019-213814oc1, 18 November 2024
- Daily Inspection Checklist Id no. 185488, 6 May 2025
- Quarterly Plant and Equipment Checklist Id no. 183032, 24 April 2025
- Monthly Chemicals Inspection Checklist Id no. 183055, 10 April 2025
- Key Defects Register
- Generator service maintenance order #222383, 1 February 2025
- PG Maintenance Report for Generator prepared by Cummins, WO: 2942141, 20 February 2025
- Construction Monitoring Results May 2024 to October 2024
- Survey Certificate from TSS ref. SMCSWSPS-TSS-OSN-SR-CER-000003, 21 August 2024
- TSS email to Sydney Airport Planning Approvals Team, 9 September 2024
- Portal Receipt SSD-10375-PA-24, 5 June 2024
- DPHI letter for Independent Audit Report, 2 August 2024
- Transfer Granting Easement for the public area, Torrens title. 1/1296440, 21 October 2024
- Email from Philip Chun for condition A38, 4 November 2024
- CPB letter for subdivision certificate, 13 May 2025
- Mechanical Design Certificate prepared by Fredon Air, 14 May 2024
- Construction Certificate No. 19-213814-cc4 issued by Philip Chun, 5 July 2024
- Statement of Design Intent: Hydraulic Services CC4 prepared by CJ Arms, 3 April 2024
- Crane removal notification, July 2024
- Environmental inspection Id. 199306, 20 June 2024
- Environmental inspection Id. 191100, 2 May 2024
- Level 36 Plant Room Inspection 207819, 12 August 2024
- Partial Occupation Certificate no. 019-213814oc1 issued by Philip Chun, 18 November 2024
- Partial Occupation Certificate 019-213814oc2, 9 December 2024
- Whole Occupation Certificate 019-213814oc3, 13 December 2024
- Aconex submission to Philip Chun mail no. CPBCon-GCOR-107593, 22 August 2024

- Commencement of occupation notification, 21 August 2024
- Post approval receipt SSD-10376-PA-27, 22 August 2024
- Letter of Compliance of External Wall System issued by Inhabit Australasia, 20 September 2024
- Email submission of letter of compliance to Philip Chun, 15 October 2024
- Philip Chun email response for letter of compliance, 15 October 2024
- Post approval receipt SSD-10376-PA-25, 17 October 2024
- letter from CPB for condition E6 and E11, 16 August 2024
- Mechanical Ventilation Installation Certificate issued by Fredon Air, 15 October 2024
- Aconex submission of Operational Waste Management Plan to Philip Chun mail no. TSA-GCOR-010369, 18 September 2024
- letter of intent from Investa to Bingo, 11 September 2024
- Final Fire Safety Certificate, 12 December 2024
- Final Fire Safety Certificate from MPA Construction, 14 April 2025
- Email to Fire and Rescue NSW for fire safety certificate, 21 May 2025
- Compliance Certificate by Aurecon, 27 September 2024
- Email from NSW Planning for submission of occupation certificate , 13 December 2024
- Hydraulic Services Operational and Maintenance Manual, 21 October 2024
- Mechanical Services Operational and Maintenance Manual, 23 September 2024
- Heyday Electrical Services Installation Compliance Certificate, 7 November 2024
- CPB letter to Philip Chun for end of trip facilities, 16 August 2024
- Philip Chun response via Aconex mail no. PCHUN-GCOR-001244, 29 August 2024
- DPHI letter for non-compliance with independent environmental audit, 26 February 2025
- Level 10 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-11001, 25 September 2024
- Level 11 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-11002, 25 September 2024
- Level 36 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011004, 25 September 2024
- Level 37 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011004, 25 September 2024
- Level 0 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011005, 25 September 2024
- Level 35 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011006, 25 September 2024
- AtlanFilter Operation and Maintenance Manual
- Statement of Stormwater Treatment Design by Atlan Stormwater, 29 August 2024
- Subdivider/Developer Compliance Certificate case no. 192179 by Sydney Water, 26 September 2024
- Ausgrid letter, 7 November 2024
- Nbn Co letter, 18 July 2024
- CPB letter for condition E23, 25 October 2024
- Consultant Advice Notice from Cundall, 15 August 2024
- Consultant Advice Notice from Cundall, 1 August 2024
- TfNSW endorsement of Green Travel Plan, 15 August 2024

- Email to City of Sydney for submission of Transport Access Guide, 20 August 2024
- TfNSW endorsement of Car Parking, Loading and Servicing Management Plan, 4 September 2024
- Landscape Practical Completion Report by Sue Barnsley Design Studio, 30 October 2024
- Complaints Register

6. Audit Findings

6.1. Assessment of Compliance

This audit was completed to assess the implementation of the environmental and operational controls implemented by the Proponent against the requirements of Development Consent SSD 10375. The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	142
Non-Compliant	2
Not Triggered	64
Total Requirements	208

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

SSD Requirements	Requirements	Findings
Part A – Administrative Conditions	38	Compliant 19
		Non-compliant 1
		Not Triggered 18
Part B – Prior to Issue of a Construction Certificate	53	Compliant 48
		Non-Compliant 0
		Not Triggered 5
Part C – Prior to Commencement of Works	18	Compliant 16
		Non-Compliant 0
		Not Triggered 2
Part D – During Construction	23	Compliant 15
		Non-compliant 0
		Not Triggered 8
Part E – Prior to Occupation	32	Compliant 25
		Non-compliant 1
		Not Triggered 6
Part F – Post Occupation	18	Compliant 14
		Non-compliant 0
		Not Triggered 4
Part G – Prior to Issue of Subdivision Certificate	12	Compliant 0
		Non-compliant 0
		Not Triggered 12
Advisory Notes	10	Compliant 5
		Non-compliant 0

SSD Requirements	Requirements	Findings	
		Not Triggered	5
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 Incidents

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

No complaints have been received in this audit period. The complaints register is available on the project website, however the register for October 2024 (no complaints) was missing. An improvement opportunity was therefore raised against Condition C3 for the maintenance of the project website.

6.2.3. Non-Compliances

No self-reported non-compliances were raised in this audit period. One non-compliance was raised by DPHI for not obtaining the approval for not undertaking the independent environmental audit within the timeframe and recorded as part of the scope of this audit (Refer to NC-01 including a list of findings raised during this audit under Section 6.9).

6.3. Review of Previous Audit Findings

One Opportunity for Improvement (OFI) was identified during the previous audit of the development carried out on 30 April 2024.

Audit Rating and Ref	Condition Details	Audit Finding and Recommendations	Close Out
Opportunity for Improvement PSN-04_OFI-01	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.	One of the asset reports was marked as 'no' instead of N/A. It is recommended that forms are completed with consistency.	No evidence of closeout was provided during the audit. This previous OFI is still Open .

6.4. Audit Site Inspection

A site review of the construction areas was conducted at 10:00am on 6 May 2025 with representatives of PSD North, Investa and the APP auditors to review the implementation of environmental mitigation measures.

Areas inspected during the site walk included the loading dock area, plant rooms, chemical storage area, waste storage area and end of trip facilities area. Observations of the site walk included:

- ▶ Plant rooms, waste storage, and loading dock appeared to be clean and tidy.
- ▶ No material storage and waste storage was observed in the loading dock area.
- ▶ Numerous waste bins were available to support waste management.
- ▶ Chemicals in use were observed to be bundled within the chemical storage area.
- ▶ Spill kits were available at point of use.
- ▶ Safety Data Sheets (SDS) available for the chemicals displayed in plant room.
- ▶ Plant and equipment had maintenance records in place.
- ▶ Balconies for tenants on level 10 and level 11.
- ▶ Waste segregation labels clearly displayed in waste storage rooms.
- ▶ 201 bicycle spaces with lockers and showers available at end of trip facilities area.
- ▶ Plant Item Registration Certificates displayed in plant rooms.
- ▶ 40 carpark spaces for tenants available on level 2 and level 3.
- ▶ 10 EV carpark spaces for tenants available.
- ▶ 6 retail parking spaces available in loading dock area.

Two (2) observations were observed during the site walk.

- ▶ **OBS-01:** During the site inspection, the Fire Safety Certificate displayed in the security office was noted to be superseded by a more recent version. It is recommended that updated Fire Safety Certificate to be displayed. Following the audit, photographic evidence was provided confirming that the updated Fire Safety Certificate is now correctly displayed. This observation is now considered closed.
- ▶ **OBS-02:** A flammable liquid chemical container was observed to be un-bundled and stored inappropriately. It is recommended that the chemical storage procedure be reviewed to ensure all chemicals are appropriately stored.

Refer to photos of the site inspection in [Appendix G](#).

6.5. Suitability of Plans and the Environmental Management System

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

- The development is now in its operational phase. CPB's Construction Framework Environmental Management Plan (Rev. 2, dated 1 December 2023) and associated Sub-Plans were in place during the final phase of construction. These documents were developed to mitigate potential environmental and human health risks associated with construction activities, in accordance with CPB's 'The Way We Operate' framework. In addition, the Construction Traffic Management Plan (Rev. 12, dated 20 March 2024) continued to be implemented to manage traffic impacts during the final phase of construction.
- The Operational Waste Management Plan, developed by TTM Consulting and dated 19 August 2024, was prepared in consultation with the Council as evidenced under Condition E8. 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 Rev. 6 was developed by Aurecon in consultation with the Customer Journey Planning team, dated 7 August 2024. The plan reflects a comprehensive and well-consulted approach,

demonstrating suitability in addressing sustainable travel objectives and aligning with current project requirements; however one opportunity for improvement was identified (reference OFI-04)

- The Travel Access Guide provides 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. However, the Travel Access Guide did not fully comply with the condition requirements. Refer to Non-Compliance raised (reference NC-02).
- The Carpark Loading and Servicing Management Plan was developed by Aurecon in consultation with the TfNSW, dated 22 August 2024 as verified under Condition E29. 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 operations.

Summary

Overall, the operational management plans were found 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 one non-compliance identified (refer to NC-02).

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:

- ▶ CPB's Environmental Management Plan and associated Sub-Plans were in place and appropriately implemented during the final phase of construction, with no environmental incidents or non-compliances recorded.
- ▶ The Operational Management Plans were in place and suitably implemented.
- ▶ There have been no environmental incidents, disputes or legal notices recorded against the project, with only two non-compliance of administrative nature recorded in this audit period.
- ▶ No complaints have been received in this audit period.

6.7. Actual vs Predicted Impacts

The environmental impacts observed during the post occupation audit were in the following areas:

- ▶ Traffic
 - 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.
 - The Green Travel Plan appeared to be implemented to encourage use of active and public transport which reflects a comprehensive and well-consulted approach, demonstrating suitability in addressing sustainable travel objectives. No travel survey has been undertaken to date. An improvement opportunity was raised to undertake the annual survey and incorporated into the Green Travel Plan (reference OFI-04).

- A total of 201 bicycle spaces are provided as part of the end-of-trip facilities, supporting to reduce traffic on roads.
- ▶ 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.
 - Convex safety mirrors are installed at the loading dock gate to enhance visibility and improve safety for cyclists and pedestrians by reducing blind spots for vehicle operators.
- ▶ Safety and Security
 - Ongoing camera surveillance was observed during site inspection within the security office, with multiple cameras actively monitoring key areas and surroundings. Security gates are installed in the lobby, requiring card access to enter the lift zone, supporting controlled access and enhanced site security.
- ▶ 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. Waste storage and collection facilities are distributed across multiple levels: the main waste storage and collection room is located on the ground level, the recycling and retail waste storage room is on Level 2, and the commercial waste storage room is situated on Level 9.

Based on the outcome of the audit, the actual impacts continue to be as predicted in the Environmental Impact Statement for the project.

6.8. Key Strengths

Overall, the project was found to be conducted in compliance with the conditions of consent SSD 10375, with the following key strengths noted:

- ▶ Effective use of the Facilio platform for the maintenance of plant and equipment.
- ▶ Good overall housekeeping across key areas, including the loading dock, plant rooms, and waste facilities.
- ▶ Effective segregation with clearly labelled waste types displayed at waste disposal areas.
- ▶ Effective reuse of rainwater for landscaping maintenance through rainwater tank installed at level 36.
- ▶ No complaints received during the audit period.

6.9. Audit Findings and Recommendations

Overall, the contractor and Investa have demonstrated implementation of the relevant Management Plans in compliance with Development Consent SSD 10375. However, two (2) non-compliances and five (5) opportunities for Improvement (OFI) were identified within the scope of this audit as follows:

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
Non-Compliance PSN-05_NC-01	A32: INDEPENDENT ENVIRONMENTAL AUDIT Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Due to delays in the occupation of the development, the independent environmental audit was not undertaken within 26-weeks of the previous audit. However, no approval was obtained from the Department to defer the audit, resulting in a non-compliance with the audit timeframe requirements set out in the IAPAR Guidelines 2020.	It is recommended that independent environmental audits be undertaken in accordance with the IAPAR Guidelines 2020.
Non-Compliance PSN-05_NC-02	E27: TRANSPORT ACCESS GUIDE The Transport Access Guide is to include (but not be limited to) the following: (e) Information regarding lack of off-street car parking and passenger pick-up and set down areas at the development site; (f) Suitable nearby drop-off/pick-up locations; (g) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and (h) Suitable nearby Taxi Zones.	It was noted that the Transport Access Guide did not address conditions (a) through (d), resulting in non-compliance with the requirements of the condition.	It was recommended to review the Guide to include the required information to fully comply with the requirements of condition E8. Following the audit, the updated Transport Access Guide was provided, addressing conditions (a) through (d) on page 4, thereby achieving full compliance with the conditions of consent. This non-compliance is now considered closed.
Opportunity for Improvement PSN-05_OFI-01	A36: 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.	Although no non-compliances were identified during the previous audit, evidence was not provided for the submission of applicant's response to DPHI, for the Opportunity for Improvement (OFI) raised.	For future submissions, it is recommended that the applicant's response be submitted to DPHI to ensure full compliance with Condition A36.
Opportunity for Improvement PSN-05_OFI-02	C3: ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as	The complaints register for October 2024 and applicant's response to IEA#4 findings are not available on website. It is acknowledged that works are now complete and that no	It is recommended to update the website to ensure full compliance with condition C3.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
	agreed by the Planning Secretary, the Applicant must: (x) a complaints register, updated monthly; (xi) 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;	complaints were received during this period.	
Opportunity for Improvement PSN-05_OFI-03	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 30 September 2024; however, the commencement of occupation was delayed to 18 November 2024.	For future submissions, it is recommended that the Department be renotified with an updated date should there be any significant delays.
Opportunity for Improvement PSN-05_OFI-04	E26: The Plan must include an annual survey on the mode share of public transport and active transport for all staff and visitors. The survey must also include information on the future active transport use demand for the next five years, including demand on bicycle parking and End of Trip facilities.	The Green Travel Plan recommends that travel surveys be undertaken bi-annually; however, no travel survey has been conducted to date.	It is recommended that the annual survey requirement in the Green Travel Plan be reviewed and that the annual travel survey be undertaken and incorporated into the plan as part of its upcoming annual review, to ensure full compliance with Condition E26.
Opportunity for Improvement PSN-05_OFI-05	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	It is recommended to ensure accurate records are prepared and retained in timely manner to demonstrate compliance.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
		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 North OSD

Project	Post Occupation Independent Environmental Audit – Pitt Street North Over Station Development (OSD)	
Proponent	Pitt Street Developer North Pty Ltd	
Project Manager	TSA Riley	
Location	Parkline Place, 252 Pitt Street Sydney 2000	
Date and Time	6 May 2025	9:30 AM – 3:30 PM
Auditing Team	Sanan Qasim (Lead Auditor)	
Site contact	Daniel Underwood, Project Manager TSA Riley +61 480 171 119	
Audit criteria	In accordance with Consent Conditions SSD-10375 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 Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required.	9:30 AM – 9:45 AM
Site Walk 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-10375 Schedule 2:	
Part A – Administrative Conditions, as applicable	10:45 AM – 11:30 AM
Part E – Prior to occupation or commencement of use	11:30 AM – 12:15 PM

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, as applicable ▶ 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

- ▶ 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-10375.
- ▶ 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.
- ▶ 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



Appendix C – Approval of Auditors



Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-10375-PA-28

Alan Beaver
Pitt Street Developer North Pty Ltd
ACN 635 396 824
Level 30, 420 George Street
Sydney NSW 2000

05/05/2025

Sent via the Major Projects Portal only

Subject: Pitt Street North OSD Stage 2 – Independent Environmental Auditor agreement request

Dear Mr Beaver,

I refer to your request (SSD-10375-PA-28) for the Planning Secretary's agreement to a team of suitably qualified, experienced, and independent persons to conduct the first occupation Independent Environmental Audit (**IEA**) of the Pitt Street North OSD Stage 2 project, submitted as required by Schedule 2, Condition A33 of SSD-10375 as modified (**consent**), to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 1 April 2025.

NSW Planning has reviewed the request and based on the information you have provided is satisfied that the proposed team is suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition A33 of the consent and the *Independent Audit Post Approval Requirements (2020)* (**IAPAR**), as nominee of the Planning Secretary, I endorse the following independent audit team from APP Corporation Pty Ltd:

- Sanan Qasim as lead auditor; and
- Barbara Pater as alternate lead auditor.

Please ensure this correspondence is appended to the final IEA Report.

The IEA must be prepared, undertaken, and finalised in accordance with Conditions A32, A35, A36 of the consent and IAPAR. Failure to meet these requirements will require revision and resubmission.

The lead auditor must also attend all site inspections that form a part of the IEA and final report.

Please note that this is an agreement for the IEA team and organisation listed above for the first occupation IEA only. As this team has previously conducted construction IEAs for the project, this team is not approved for future occupation IEAs, and NSW Planning will require you to nominate and

Department of Planning, Housing and Infrastructure



seek the Planning Secretary's agreement to a new IEA team and organisation for all future occupation IEAs prior to their commencement.

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 dark ink, appearing to read "S. Condon".

Samuel Condon
A/Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations



Declaration of Independence Form

Declaration of Independence – Auditor	
Project Name:	Pitt Street North Over Station Development (OSD)
Consent Number:	SSD 10375
Description of Project:	The project involves construction of the Pitt Street North Over Station Development, including a commercial office tower with a maximum building height of RL 176.8; a maximum gross floor area of 55,743 m2 (including gross floor area approved under CSSI 7400); staged stratum subdivision; signage zones; use of podium (approved under CSSI 7400) for commercial lobbies, retail tenancies, 200 bicycle storage and end of trip facilities, 40 car parking spaces, loading dock and associated facilities, plant and circulation.
Project Address:	252 Pitt Street, Sydney NSW 2000 - Lot 20 DP1255509
Proponent:	Pitt Street Developer North Pty Ltd
Date:	15 May 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

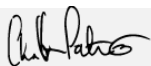
Declaration of Independence – Auditor	
Project Name:	Pitt Street North Over Station Development (OSD)
Consent Number:	SSD 10375
Description of Project:	The project involves construction of the Pitt Street North Over Station Development, including a commercial office tower with a maximum building height of RL 176.8; a maximum gross floor area of 55,743 m2 (including gross floor area approved under CSSI 7400); staged stratum subdivision; signage zones; use of podium (approved under CSSI 7400) for commercial lobbies, retail tenancies, 200 bicycle storage and end of trip facilities, 40 car parking spaces, loading dock and associated facilities, plant and circulation.
Project Address:	252 Pitt Street, Sydney NSW 2000 - Lot 20 DP1255509
Proponent:	Pitt Street Developer North Pty Ltd
Date:	15 May 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 Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
PART A ADMINISTRATIVE CONDITIONS						
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 effective environmental and operational controls were implemented on site. No environmental harm was observed during the operation of this development.		Compliant
2.	A	A2	TERMS OF CONSENT The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submissions and additional information; (d) in accordance with Section 4.55(1A) Modification Application SSD-10375 MOD-1 Pitt Street North Over Station Development report, prepared by Urbis, dated 2 June 2022; (e) in accordance with Pitt Street North SSD-10375 MOD-2 – Changes to Balustrade and Condition B11 Wording report, dated 1 August 2022, prepared by Urbis and received on 26 August 2022; (f) In accordance with Pitt Street North SSD-10375 MOD-3 – Building Electrification report, dated November 2022 (g) in accordance with Pitt Street North SSD-10375 MOD-4 – Extended Construction hours report dated February 2023, prepared by Urbis, and Response to Submissions dated 24 August 2023 (h) in accordance with Pitt Street North SSD-10375 MOD-5 – Design Amendments and HFS report, dated June 2023	The outcome of the audit has demonstrated that the development is generally being carried out: a. The operation of the development is generally in compliance with the conditions of consent SSD-10376; however, two non-compliances were identified in this audit. Refer to Conditions A32 and E27. b. Written directions received from the Department as per condition A3. 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 per Mod-3 g. As per Mod-4 h. As per Mod-5 i. In accordance with the modification 5 plans		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(i) in accordance with the approved plans in the table below (except where modified by the conditions of this consent):			
3.	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	The Department gave the written direction to cover the construction works from 30 April 2024 to November 2024 in the occupation audit. DPHI email, dated 26 February 2025, as sighted. As part of this audit, a review of construction records were included for the requested period.		Compliant
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 to date.		Not Triggered
5.	A	A5	LAPSING OF APPROVAL This consent will lapse five years from the date the consent is registered on NSW planning portal unless the works associated with the development have physically commenced	Works commenced in 2022. SSD 10376 MOD 4 is in place as approved on 24 November 2023: - extend construction hours on weekday evenings (6pm to 9pm) for internal works, materials delivery/removal and limited concrete finishing works - extend construction hours on two weekends for crane dismantling (7am to 6:30pm) - increase the height of a small portion of the level 35 roof by 10mm to accommodate an access hatch The consent has not lapsed.		Not Triggered
6.	A	A6	LIMITS ON CONSENT This consent does not approve the following: (a) the detailed design and construction of works being delivered under the CSSI approval	(a) Delivered under Sydney Metro CSSI approval (b) Separate approval obtained for the details fit-out and operation of retail premises as follows: Sighted Complying Development Certificate No. 24-222192cdc1 issued by Philip Chun, dated 25 October 2024, for		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(b) the detailed fit-out and operation of the retail premises (c) the installation of signage Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).	the internal alterations involving a fitout at Ground Floor retail tenancy for Starbucks coffee shop. - Sighted Whole Occupation Certificate No. 24-222192oc1 issued by Philip Chun, dated 25 October 2024, for the internal alterations to involving a fitout at Ground Floor retail tenancy for Starbucks coffee shop. - Sighted Complying Development Certificate ref. 00114327 issued by Professional Certification Group, dated 25 November 2024, for the Batch Espresso tenancy fitout works. - Sighted Occupation Certificate ref. 00114327 issued by Professional Certification Group, dated 28 January 2025, for the Batch Espresso tenancy fitout works. (c) Separate approval obtained for the installation of signage as follows: - Sighted City of Sydney Letter of determination, development application no. D/2023/1139, dated 15 February 2024, for the construction and installation of signage strategy including business identification signage. - Sighted Notice of Commencement of Building Works and Appointment of Principal Certifier for the construction and installation of signage strategy including business identification signage, dated 1 November 2024. - Sighted Design Certificate issued by Insight Sign Group, dated 30 October 2024 for the external illuminated signage. - Sighted Structural Design Statement issued by Elegant Engineering, dated 26 August 2024, for retail façade identification signage.		

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Sighted City of Sydney Letter of Determination, development application no. D/2022/676, dated 11 June 2024 for the MLC (Tenant) Sky Signage		
7.	A	A7	PRESCRIBED CONDITIONS The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EPA 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. 019-213814oc1. Signage with project information, as noted during site inspection.		Compliant
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
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 to date.		Not Triggered
10.	A	A10	EVIDENCE OF CONSULTATION Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including:	Consultation as noted: - Condition E8 – Operational Waste Management Plan - Condition E24 – Green Travel Plan - Condition E28 – Transport Access Guide		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(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.	Condition E29 – Carparking Loading and Servicing Management Plan		
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. Notes: 1. Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works 2. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	No changes. As per Construction Certificate #1, letter dated 15/12/2021 by Aurecon as certified by the CA. Construction Certificate No. 1 issued by Philip Chun 11 February 2022 19-213814 CC1.		Compliant
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.	Daily, weekly, monthly, and quarterly safety inspections are being conducted as required. The inspection records for the entire building were sighted via the Facilio dashboard. Sighted Daily Inspection Checklist Id no. 185488, dated 6 May 2025, on the Facilio dashboard. The inspection was conducted using an online checklist, which included the following areas: Entrances, Exits and Main Entry Foyers; Façade (external perimeter); Contractor Sign-In; Fire Indicator Panel (FIP); Emergency Warning and Intercommunication System (EWIS); Building Management System (BMS); Access Control; Car Parks and Loading Dock; Bicycle and Scooter Storage; and a Plant Room spot check. All checklist items were marked as “OK”. Sighted Quarterly Plant and Equipment Checklist Id no. 183032, dated 24 April 2025. The inspection was conducted using an online checklist and included the following areas: generator room, lift motor room, plant rooms, main switch room, cooling tower areas, fire control room, cleaners equipment room, consumables storage areas, back-of-house access ways, pump		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				rooms, miscellaneous storage areas, and waste rooms. All checklist items were marked as "OK". The checklist also allows for comments to be made e.g. "Test and Tag are in date" for RCDs question. Sighted Monthly Chemicals Inspection Checklist Id no. 183055, dated 10 April 2025. The inspection was conducted using an online checklist and included the following areas: cooling tower area, plant rooms, fuel storage, generator room, lift motor room, chemical storage areas, and maintenance storage areas. All checklist items were marked as "OK" with the comments e.g Flammable Chemicals – fireproof cupboard is on L9 currently nothing stored in it. Chemical storage room located on L3. Issues are identified through the system and automatically linked to the hazard management system. Hazard #4428464, dated 4 December 2024, was sighted and related to the use of a turntable or rotating equipment when positioning a vehicle for parking. The identified risk was the potential for a vehicle to strike individuals during operation. Instructions were provided to the dock operator to mitigate this risk. It was confirmed that the dock operator attended relevant training, with the turntable training session recorded on the training calendar for 4 November 2024. Hazard #4428470, dated 4 December 2024, related to the risk of slip, trip, and fall incidents in the foyer area during wet weather conditions. The risk was rated as moderate. Engineering controls were implemented including the use of door mats, wet floor signage, and umbrella stands to reduce the likelihood of incidents and manage the hazard effectively. Bi-weekly coordination meetings are held with CPB, subcontractors, and Investa to discuss ongoing site matters, including defect management. When a defect is identified, a work order is raised in the SNGS system and assigned to the relevant trade by CPB. Once the trade contractor completes the rectification works, a photo of the completed work is sent to CPB. CPB then		

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				reviews the rectification and forwards the photo to Investa for verification and closure of the issue. The Key Parkline Place – Key Defects Register was reviewed. It includes all defect issues along with their descriptions, priority levels, statuses, target rectification dates, completion dates, and comments or updates from CPB and PSD. Sighted defect# 82 – Cooling Tower repairs to be undertaken on level 37. The issue was allocated to CPB, who engaged Fredon to carry out the repair, which was completed on 20 March 2025. CPB confirmed the completion of the repair works on 28 March 2025. Work orders are raised through the Facilio system. Generator service maintenance order #222383 was raised on 1 February 2025. Sighted PG Maintenance Report for Generator prepared by Cummins, WO: 2942141, dated 20 February 2025, with the comment “<i>Generator put back in auto</i>”.		
13.	A	A13	APPLICABILITY OF GUIDELINES References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Requirements in guidelines are included in the construction certificates, Installation certificates and occupation certificate e.g. Heyday Electrical Services Installation Compliance Certificate.		Compliant
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 to date.		Not Triggered
15.	A	A15	MONITORING AND ENVIRONMENTAL AUDITS Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification	This is the fifth independent environmental audit on the development. Sighted monitoring reports published on project website from May 2024 to October 2024, confirming that no attended noise monitoring required.		Compliant

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			and independent environmental auditing. Note: <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>			
16.	A	A16	INCIDENT NOTIFICATION, REPORTING AND RESPONSE The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No notifiable incidents occurred in the audit period.		Not Triggered
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
18.	A	A18	NON-COMPLIANCE NOTIFICATION The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No non-compliances have been identified during the audit period. The non-compliance against Condition A32 was identified by the Department and therefore has been captured as part of the scope of this audit.		Not Triggered
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 non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances have been identified during the audit period.		Not Triggered
20.	A	A20	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances or incidents to date.		Not Triggered
21.	A	A21	REVISION OF STRATEGIES, PLANS AND PROGRAMS	(a) No compliance reports required to be submitted in this audit period.		Not Triggered

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			Within three months of: (a) the submission of a compliance report under this consent; (b) the submission of an incident report under condition this consent; (c) the submission of an Independent Audit under this consent; (d) 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 (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	(b) No incidents reported during this audit period. (c) The previous independent audit did not trigger the revision of strategies, plans and programs. (d) No new modifications of the conditions of consent issued. (e) Written direction from Department did not trigger a review.		
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: 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
23.	A	A23	LONG SERVICE LEVY For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	No payment required in this audit period. Levy receipt by Long Service Corporation dated 16 December 2021 – 1st instalment. Levy receipt by Long Service Corporation dated 1 June 2022 – 2nd instalment. Levy receipt by Long Service Corporation dated 1 December 2022 – 3rd instalment Levy No. L0000022651 Levy receipt by Long Service Corporation dated 26 May 2023 – 4th and final instalment Levy No. L0000022651. Also presented the CPB Remittance with same date.		Compliant

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24.	A	A24	AIRSPACE PROTECTION For the purposes of controlled activities within the prescribed airspace for Sydney Airport, the building must not exceed a maximum height of RL 189 metres Australian Height Datum, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.	No changes since the initial audit. Drawing No. SMCSWSPS-FOS-OSN-AT-DWG-960001 - Pitt Street Integrated Station Development – OSN – General Arrangement Elevation (West Elevation – Pitt St) Rev D, 29 October 2020 – Detailed Design. Maximum height not exceeded.		Compliant
25.	A	A25	The Applicant must advise Airservices Australia <u>at least three business days</u> prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting SY-CA-572 P2.	No changes since the previous audit Initial notification dated 10 May 2023 for tower crane installation for 13 May 2023 to ifp@airservicesaustralia.com Tower Crane 3 approved for the period of 3 February 2023 until 1 December 2025 from Flysafe Airspace Protection dated 2 February 2023.		Compliant
26.	A	A26	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.	No changes since the previous audit. File reference: F22/1157-39 Titan Cranes reference TC3. Noted to be below the 189m – crane height 188.473m from Domestic Aviation & Reform 2 February 2023 and from Airspace Protection flysafe@infrastructure.gov.au .		Compliant
27.	A	A27	At the completion of the construction of the building, a certified surveyor is to notify (in writing) Sydney Airport Corporation Limited of the finished height of the building.	Sighted Survey Certificate from TSS ref. SMCSWSPS-TSS-OSN-SR-CER-000003, dated 21 August 2024, confirming the maximum building height is 176.691m. Sighted TSS email to Sydney Airport Planning Approvals Team for notifying the finished height of the building, dated 9 September 2024.		Compliant
28.	A	A28	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
29.	A	A29	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance	This condition is not yet triggered.		Not Triggered

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			Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.			
30.	A	A30	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
31.	A	A31	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
32.	A	A32	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 first post occupation independent environmental audit of the development, carried out by APP in accordance with the IAPAR 2020 requirements. The project's occupation was initially notified to the Department for 30 September 2024, within 26 weeks of the previous audit conducted on 30 April 2024. However, the actual occupation was delayed to 18 November 2024. This delay triggered the requirement for an independent environmental audit to be conducted prior to occupation, in accordance with the IAPAR 2020 guidelines within 26-weeks of the previous audit. Despite this, the audit was not undertaken within the required timeframe and approval was not obtained from the Department. As a result, the Department identified this as a non-compliance. Sighted DPHI email, dated 26 February 2025.	Non-Compliance PSN-05_NC-01: Due to delays in the occupation of the development, the independent environmental audit was not undertaken within 26-weeks of the previous audit. However, no approval was obtained from the Department to defer the audit, resulting in a non-compliance with the audit timeframe requirements set out in the IAPAR Guidelines 2020. It is recommended that independent environmental audits be undertaken in accordance with the IAPAR Guidelines 2020.	Non-Compliant

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33.	A	A33	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 5 May 2025 in accordance with condition A33.		Compliant
34.	A	A34	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
35.	A	A35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under this consent; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	a. Response to draft report from previous independent environmental audit on 21 May 2024 via Aconex AQUAS-GCOR-000032. Final report provided from APP on 24 May 2024 via Aconex AQUAS-GCOR-000033 . b. Submission as per SSD-10375-PA-24 to DPHI, submission of IEA Report from PSD North, dated 5 June 2024. Sighted DPHI letter, dated 2 August 2024, 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
36.	A	A36	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.	Submission as per SSD-10375-PA-24 to DPHI, submission of IEA Report from PSD North, dated 5 June 2024 within 2 months of 30 April 2024. Sighted DPHI letter, dated 2 August 2024, confirming that the Department's satisfaction with the report. However, no evidence was provided for the applicant response submission to DPHI, as only one Opportunity for Improvement (OFI) was raised in the previous audit.	Opportunity for Improvement PSN-05_OFI-01: Although no non-compliances were identified during the previous audit, evidence was not provided for the submission of applicant's response to DPHI, for the Opportunity for Improvement (OFI) raised. For future submissions, it is recommended that the applicant's response be submitted to DPHI to ensure full compliance with Condition A36.	Compliant

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37.	A	A37	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. No request has been made to cease the independent operational audits.		Not Triggered
38.	A	A38	EASEMENTS An easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming Council as the prescribed authority, which can only be revoked, varied or modified with the consent of Council, and which provides for public access within and through the land below the podium undercroft along the Park Street frontage, shown on draft subdivision plan Sheet 3 of 10 Sheets, tilted Ground Level and dated 31 March 2020, must be registered on title prior to occupation or issue of subdivision certificate whichever is earlier.	Sighted Transfer Granting Easement for the public area, Torrens title. 1/1296440, dated 21 October 2024, prior to the issue of Occupation Certificate. Sighted email from Philip Chun, dated 4 November 2024, confirming the close out of condition A38. 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 subdivision certificate is not triggered for OSD works.		Compliant
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE						
39.	B	B1	DESIGN EXCELLENCE AND INTEGRITY The architectural design team comprising Foster + Partners is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	Foster and Partners remain engaged, no changes to design team. As per initial audit, letter by Pitt St. Developers dated 24 November 2021 "SSD10375 Pitt St OSD – Design Excellence and Integrity B1 & B2". Letter by Foster and Partners dated 18 November 2021, confirming they have been commissioned as part of the team.		Compliant
40.	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 were regularly visiting the site as previously evidenced. PSD North confirmed that no resolution of design issues was required.		Compliant
41.	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.	No changes. As per initial audit, evidence of submission of the documents to the Department, and letter from the Department dated 9 December 2021 with approval in		Compliant

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				accordance with conditions B1 and B3 – SSD-10375-PA-12.		
42.	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
43.	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 changes from previous audit. Department letter 1 February 2023 confirming no requirement for Sydney Metro DRP. Evidence of submission as per email. Department 28 April 2022 receipt of submission via portal. Documents provided by Urbis 2 May 2023. Presented correspondence from DPE ref. SSD-10375-PA-18 dated 06/06/2023, noting that the changes in Mod-05 do not require DRP review. Letter from Urbis 17 January 2023 to DPHI (formerly DPE) noting minor changes for Mod-04		Compliant
44.	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).	As above, proposed changes do not require DRP approval – for Mod 4 (SSD-10375-PA-16, dated 01/02/2023). Correspondence from DPE ref. SSD-10375-PA-18 dated 06/06/2023, notes that the changes in Mod-05 do not require DRP review.		Not Triggered
45.	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.	The Design Review Panel was not required to review design amendments. Foster and Partners letter dated 16 January 2023 confirming modifications are consistent with the design.		Not Triggered
46.	B	B8	INTEGRATION WITH APPROVED METRO STATION BOX Should any changes be made to the Metro Station box, including any changes to massing, façade detailing or services that could affect physical or visual integration with the approved OSD development, the Applicant must advise of any necessary amendments to the design of the OSD development to ensure	There have been no changes carried out on the Metro Station box.		Not Triggered

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			appropriate integration of the two developments. The Applicant must consult with the Planning Secretary and lodge a section 4.55 modification application as necessary.	Construction Interface Management Plan in draft and with Sydney Metro for review. This will be issued to DPHI following the review.		
47.	B	B9	MAXIMUM BUILDING HEIGHT The maximum height of the approved building must not exceed RL 176.80 m AHD, including plant and lift overruns, 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.	No change since CC3. Construction Certificate 3 (No. 19-21381914cc3 dated 28 July 2023) includes reference to drawings 19-213814cc3 dated 5 September 2022 by Philip Chun and Associates. Drawing No. SMCSWSPS-COX-OSN-AT-DWG-9600001 Rev G dated 1 November 202 showing 188.553m.		Compliant
48.	B	B10	GROSS FLOOR AREA CERTIFICATION The gross floor area of the development must not exceed 55,743 m ² (including gross floor area approved under CSSI 7400). Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	No changes from previous audit. As per CC1, Item B10 – Letter by COX dated 17 December 2021 noting GFA in accordance with this condition.		Compliant
49.	B	B11	HERITAGE FLOOR SPACE Prior to the issue of the first Construction Certificate for the development, the Applicant must obtain approval from the Planning Secretary confirming the required amount 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. Prior to the issue of the first Occupation Certificate for the development or 30 November 2023, whichever is the earlier, the Applicant must: (a) purchase 23,125 m ² 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; or (b) submit to the Certifying Authority written evidence of a planning agreement executed between the Applicant and the	No changes from previous audit. There was a change as a result of Mod-05 and the date changed in the SSD for condition B11 to 30 November 2023. Presented Deed between City of Sydney and Pitt Street dated August 2022. City of Sydney letter confirming registration of transfer of 8,857.74 of Heritage Floor Space to Pitt Street Developer North Pty Ltd. Letter dated 21 December 2022, ref: BP6 & BQ3. Letter from Gresham Property Asset Management dated 5 December 2022 outlining the division of heritage floor space between Sydney Metro and Pitt Street Development. Sighted invoice from City of Sydney dated 10 August 2022 – invoice no. 113859.		Compliant

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			Minister for Planning under Part 7 of the Environmental Planning and Assessment Act 1979 which is in accordance with Clause 6.11A of the City of Sydney Local Environmental Plan 2012 and the Minister for Planning and Public Spaces' Alternative Heritage Arrangements Scheme (dated December 2021).	No changes from previous audit. Email from certifier Philip Chun dated 29 November 2023 confirming the agreement will address the condition B11.		
50.	B	B12	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.	No changes from previous audit. As per CC1, item B12, Tax invoice City of Sydney Receipt No 8462003 issued 22 December 2021 for this condition. Letter with calculation by City of Sydney Council dated 23 November 2021.		Compliant
51.	B	B13	STRUCTURAL DETAILS Prior to the issue of the relevant Construction Certificate for the development, 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.	No changes from previous audit. As per CC1, item B13, combined structural drawings – 271 in total, prepared by Aurecon.		Compliant
52.	B	B14	EXTERNAL WALLS AND CLADDING The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	No changes from previous audit, evidence reviewed as part of CC2 and CC3. CC2 issued by Phillip Chun on 27 June 2022 Ref. 19-213814cc2. Letter External Wall System Certificate (Design) for the façade elements (glazing and cladding) North Tower Pitt Street Metro, Sydney confirming compliance with the BCA requirements, by Inhabit on 3 May 2022.		Compliant
53.	B	B15	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 claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	No changes from previous audit. As per CC2 and CC3: Letter by Inhabit dated 3 May 2022 – External Wall System Certificate (Design) for the façade elements (glazing and cladding) North Tower Pitt Street Metro, Sydney confirming compliance with the BCA requirements.		Compliant

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54.	B	B16	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.	No changes from previous audit. As per CC2 and CC3: Sighted Post Approval receipt from Planning Portal PA-8 dated 6 May 2022. Previously presented letter from Fredon Air NSW dated 31 March 2023 regarding mechanical design compliance for CC4 – Performance Solution for fire stairs and tactiles and building electrification updates (reference to conditions B17, B18, B31 and C16).		Compliant
55.	B	B17	MECHANICAL VENTILATION The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Sighted Mechanical Design Certificate prepared by Fredon Air, dated 14 May 2024, confirming the design of mechanical services complies with B17, B18 and B31 and C16.		Compliant
56.	B	B18	Details of any mechanical ventilation and/or air conditioning system for the development complying with AS1668.1, AS1668.2, the BCA 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.	Sighted Mechanical Design Certificate prepared by Fredon Air, dated 14 May 2024, confirming the design of mechanical services complies with B17, B18 and B31 and C16. Sighted Construction Certificate No. 19-213814-cc4 issued by Philip Chun, dated 5 July 2024. The Mechanical Design Certificate is referenced in CC4 – Item# 20.		Compliant
57.	B	B19	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.	No changes from previous audit. As per CC2 item B19 and CC3. Letter by Inhabit dated 3 May 2022 Ref. 10762-CER-FC0001 (01) Re: Podium + Tower PSN/OSN External Walls Reflectivity Condition B19; references compliance with report SMCSWSPS-INH-OSN-PL-REP-00001.		Compliant
58.	B	B20	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 construction requirements to be implemented to ensure the	No changes from previous audit. As per CC1, item B20. Certificate by Aurecon dated 15 December 2021 for condition B20 notes that the design fully considers the loading imposed from the OSD above. Design in accordance with the requirements.		Compliant

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			stability and adequacy of the development and adjacent land (b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration (c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work (d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.			
59.	B	B21	MATERIALS AND FINISHES 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: (a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application (b) confirmation of the process and methods in arriving at the final choice for all materials and finishes	No changes from previous audit. As per CC2 and CC3. Foster + Partners, Materials and Finishes Report dated 26 April 2022, submitted 28 April 2022. Letter by DPE dated 4 May 2022 regarding Materials and Finishes Report, noting satisfaction with conditions B21 and B22.		Compliant
60.	B	B22	Details and materiality of the facades, both bronze coloured metal cladding and sandstone cladding, must be developed through prototyping and samples must be reviewed by the Sydney Metro DRP. A report/documentation demonstrating compliance with this requirement must be submitted to the Planning Secretary prior to the issue of the relevant Construction Certificate.	No changes from previous audit. As per CC2 and CC3. Foster + Partners, Materials and Finishes Report dated 26 April 2022, submitted 28 April 2022. Letter from the Department dated 4 May 2022 regarding Materials and Finishes Report, noting satisfaction with conditions B21 and B22. No review required by Sydney Metro's Design Review Panel.		Compliant
61.	B	B23	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN Prior to the issue of the relevant Construction Certificate, the Applicant shall submit evidence to the Certifying Authority	No changes from previous audit. As per CC2 and CC3.		Compliant

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			demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report Crime Prevention Through Environmental Design Assessment prepared by Integral Group, dated 30 June 2020.	Letter by Cox Architects dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18. Heyday Group Electrical Services Design Certificate – CC2 dated 29 April 2022, noting compliance with conditions B23, B24 and C17.		
62.	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 9 July 2020 as amended by Supplementary Ecologically Sustainable Development Report and Sustainability Letter, prepared by Cundall, dated 1 October 2020. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Letter by Fredon Air NSW Pty Ltd dated 26 April 2022 Mechanical Design Compliance Certificate CC02 (B01-L16); covers conditions B17, B18, B24, B31 & C16. Letter by Cox dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18 Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services dated 4 May 2022, certifying compliance for B24, B26, B27, B28, B29, B33, B53, C5. Heyday Group Electrical Services Design Certificate – CC2 dated 29 April 2022, noting compliance with conditions B23, B24 and C17. Letter from Sue Barnsley Design (Landscaping consultant) dated 22 April 2022 Landscape Certificate confirming consistency with the drawings and compliance with the condition. Statement of Design Intent: Hydraulic Services CC4 prepared by CJ Arms, dated 3 April 2024, confirming the compliance with B24, B33 and B53.		Compliant
63.	B	B25	The Applicant shall demonstrate that Ecologically Sustainable Development is being achieved by achieving a minimum 6 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 the relevant Construction Certificate.	No changes from previous audit. As per CC1, item B25. Letter by Cundall (sustainability consultant) dated 20 December 2021 noting that, as per the star rating target by the Green Building Council, the target has been achieved (>75 points – 6-star strategy at 78.4, target 85.5).		Compliant
64.	B	B26	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS All toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details	No changes from previous audit. As per CC2 and CC3. Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services, dated 4 May 2022, certifying		Compliant

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			must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	compliance with conditions B24, B26, B27, B28, B29, B33, B53, C5.		
65.	B	B27	All taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	No changes from previous audit. As per CC2 and CC3: Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services, dated 4 May 2022, certifying compliance with conditions B24, B26, B27, B28, B29, B33, B53, C5.		Compliant
66.	B	B28	New urinal suites, urinals and urinals flushing control mechanisms installed within the development must demonstrate 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 the relevant Construction Certificate.	No changes from previous audit. As per CC2 and CC3: Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services, dated 4 May 2022, certifying compliance with conditions B24, B26, B27, B28, B29, B33, B53, C5.		Compliant
67.	B	B29	Systems must reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	No changes from previous audit. As per CC2 and CC3. Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services, dated 4 May 2022, certifying compliance with conditions B24, B26, B27, B28, B29, B33, B53, C5.		Compliant
68.	B	B30	CONSTRUCTION PARKING 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.	No changes from previous audit. As per CC1, item B30. Construction parking is as outlined in the CTPMP Sections 8.4 and 8.9.		Compliant
69.	B	B31	MECHANICAL PLANT NOISE MITIGATION 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 other guidelines applicable to the development must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	For CC2 and CC3: Letter by Fredon Air NSW Pty Ltd dated 26 April 2022 Mechanical Design Compliance Certificate CC02 (B01-L16); covers conditions B17, B18, B24, B31 & C16. For CC4 – Sighted Mechanical Design Certificate prepared by Fredon Air, dated 14 May 2024, confirming the design of mechanical services complies with B17, B18 and B31 and C16. Sighted Construction Certificate No. 19-213814-cc4 issued by Philip Chun, dated 5 July 2024.		Compliant

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				The Mechanical Design Certificate is referenced in CC4 – Item# 20.		
70.	B	B32	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	No changes from previous audit, As part of CC2 and CC3. Pitt Street North OSD Design Capability Statement – Accessibility by Phillip Chun noting that the ‘for construction’ drawings have been assessed as compliant with the NCC/BCA, DDA and applicable Australian Standards.		Compliant
71.	B	B33	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: 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>	As part of CC2 and CC3 – Letter by Axis Plumbing Re: Statement of Design Intent: Hydraulic Services dated 04/05/2022, certifying compliance for B24, B26, B27, B28, B29, B33, B53, C5. Statement of Design Intent: Hydraulic Services CC4 prepared by CJ Arms, dated 3 April 2024, confirming the compliance with B24, B33 and B53.		Compliant
72.	B	B34	CAR PARKING Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of the issue of the relevant Construction Certificate: (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) parking associated with the proposal (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS/NZS 2890.6:2009 and AS 2890.2-2002;	No changes from previous audit, As per CC2: Letter by Aurecon to CPB, dated 27 April 2022 Re: Pitt Street OSN – Traffic Design Certificate CC2 – Condition B34, noting that plans demonstrate compliance with the requirements of this condition. Pedestrian signage and work/regulatory signage was observed during the site inspection.		Compliant

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			(d) appropriate pedestrian advisory signs are to be provided at the egress from parking areas; (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and (f) 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.			
73.	B	B35	BICYCLE PARKING AND FACILITIES A minimum of 200 on-site bicycle parking shall be provided.	No changes from previous audit, Letter by Cox Architects, dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18 as per CC2.		Compliant
74.	B	B36	Minimum end of trip facilities are as follows: (a) 350 personal lockers; and (b) 33 showers.	No changes from previous audit, Letter by Cox Architects, dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18 as per CC2.		Compliant
75.	B	B37	The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.	No changes from previous audit, Letter by Cox Architects, dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18 as per CC2.		Compliant
76.	B	B38	Bicycle parking and associated end of trip facilities shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	No changes from previous audit, Letter by Cox Architects dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18 as per CC2 and CC3. Unchanged and verified during previous audit.		Compliant
77.	B	B39	PRE-CONSTRUCTION DILAPIDATION REPORTS Unless already carried out under CSSI 7400 (Sydney Metro City & Southwest Chatswood to Sydenham) for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street)	No changes from previous audit. As per CC1, item B39: Pre-construction dilapidation report undertaken under Sydney Metro Conditions of Approval CSSI 7400.		Compliant

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			within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the 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.			
78.	B	B40	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	No changes from previous audit. As per CC1, item B40: Actioned and reviewed by the Department under Sydney Metro Conditions of Approval CSSI 7400.		Compliant
79.	B	B41	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 a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	Sighted letter from CPB, dated 16 August 2024, confirming that the Public Domain Works is not applicable for OSD.		Not Triggered
80.	B	B42	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: (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.	No changes from previous audit. As per CC1: Pitt Street North OSD Car Parking, Loading and Servicing Delivery Plan Ref: 507262 Rev. 4, dated 20 December 2021 developed by Aurecon. Letter of review by TfNSW to PSD North dated 24 December 2021, with confirmation of compliance with this condition.		Compliant
81.	B	B43	CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN	No changes - As verified during the previous audit, Construction Traffic Management Plan, Version: 12 – For Construction, Aconex Doc. No: SMCSWSPS-CPB-		Compliant

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			Prior to the issue of any Construction Certificate or any works, whichever is the earlier, the Applicant shall: (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 (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: (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	ALL-TF-PLN-000001, Teambinder Doc. No: SMCSWSPU-CPB-SPS-TF-PLN-006626, Date: 20 March 2024, TTPP Reference: 19433 a) The plan is applicable to CSSI approval (CSSI 7400) and prepared in consultation with the Sydney Coordination Office. b) The following sections of the plan specified the required matters: i. Section 1.1 ii. Section 8.4 iii. Section 8.1.3 iv. Section 8.7 v. Section 8.3 vi. Section 8.4, 8.6 and 10.1 vii. Section 8.4 viii. Section 8.1, 8.2 and 8.5 ix. Section 8.4 x. Section 8.9 xi. Section 10.8 xii. Chapter 9 xiii. Section 9.11 c) Refer to e) for details d) Project contact details are posted on construction site signage. e) Post approval receipt SSD-10375-PA-22 dated 28 January 2024 for CFEMP. PSD Aconex correspondence ref RSA-GCOR-008680 to CPB date 6 February 2024 (ref CPBCon-GCOR-091154) "Please be advised that the updated CFEMP to satisfy Condition B47(b)(c) has been lodged and is under assessment by DPE. The post lodgement receipts has been attached for your record." ... Sighted post lodgement SSD-10375-PA-22 dated 28 January 2024. Sighted email from URBIS "Re: Pitt Street North OSD – Updated Management Plan following MOD4 approval" confirming that Mod-4 does not trigger the criteria outlined in condition A21; Therefore, the updated 'Traffic Management Pan' or 'Community		

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			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. (c) Submit a copy of the final development specific CPTMP to Sydney Coordination Office within TfNSW for endorsement; (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 (e) A copy of the final development specific CPTMP must be submitted to the Planning Secretary and Certifying Authority.	Communications Strategy Management Plan' do not need to be submitted. As above, additional submission to the Department was not required under the North development for the CTMP.		
82.	B	B44	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Prior to the issue of the relevant Construction Certificate, the Applicant shall: (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 (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: (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;	No changes - As verified during the previous audit, Construction Framework Environmental Management Plan Sighted- Doc No. SMCSWSPS-CPB-OSN-PLN-000001 – Revision 2 – Dated: 1 December 2023. (a) Sighted DPHI letter "Subject: Amended Construction Noise and Vibration Management Sub-Plan under Condition B47" dated 7 February 2024, Ref no. SSD-10375-PA-22 confirming the submission of the CFEMP on 29 January 2024. Confirmation with Certifier sent 30 April 2024 (day of audit) from CPB (CPBCon-TRANSMIT-010620) to confirm if B44 is satisfied as per CC1. Certifier responded same day to advise that Condition B44 was required to be addressed prior to the issue of the first CC which was actioned. Sighted further Aconex correspondence from Philip Chun dated 1 May 2024, Mail no. PCHUN-GCOR-001155,		Compliant

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			(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 agreements required from authorities and other stakeholders, and key legislation and policies; (v) include specific consideration of measures to address any requirements of the EPA during site establishment and construction; (vi) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; (vii) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts; (viii) document and incorporate all sub environmental management plans (Sub-Plans), studies and monitoring programs required under this consent; and (ix) include arrangements for community consultation and complaints handling procedures during construction.	confirming the submission of CFEMP to certifier which will be referenced under CC4. Cross reference for compliance with conditions included in Table 1-1 of the CFEMP. (b) The following Sections of CFEMP satisfied the requirements; i. Part A Section 2 ii. Part A Section 2 iii. Appendix E MIRRA Schedule iv. Part A Table 2-2 of section 2.2 v. EPA requirements for noise, water and air quality have been included in the relevant sub-plans in Part C of CFEMP. vi. Appendix B vii. Section 1.5 of the water management plan, section 3.10.5 of the noise and vibration management plan, section 4.4 of the hazardous substances management plan, section 5.5 of the waste management plan and section 6.9 of the air quality management plan. Appendix E MIRRA Schedule. viii. Part C outlines the sub-plans required under this consent. ix. Element 6 and Sub-Plan 3. Section 3.12 of Construction Noise and Vibration Sub-Plan.		
83.	B	B45	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	No inconsistencies have been identified.		Not Triggered
84.	B	B46	The CFEMP and any associated Sub-Plans should be revised: (a) at each key stage of the works; (b) in response to future development consents; (c) in response to major changes in site conditions or work methods; and (d) in support of licence variations as necessary.	No changes - As verified during the previous audit, Construction Framework Environmental Management Plan Sighted- Doc No. SMCSWSPS-CPB-OSN-PLN-000001 – Revision 2 – Dated: 1 December 2023 has been updated following the approval of Mod-4.		Compliant

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85.	B	B47	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN Prior to the issue of the relevant Construction Certificate, the Applicant shall: (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 (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: (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 Sub- Plan, or as undertaken in the EIS; (iv) the construction noise, ground-borne noise and vibration objectives (as relevant) derived from an application of the EPA Interim Construction Noise Guideline (ICNG) and, 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 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;	No changes - As verified during the previous audit, The Construction Noise and Vibration Management Sub-Plan is part of the CFEMP dated 1 December 2023, Part C, Section 3 Cross reference for compliance with conditions included in Table 3-3 of the CFEMP. (a) The CNVMP Sub-Plan includes the following requirements; i. Section 3.7 ii. Section 3.1 – Residential R4 & R5, Commercial receivers C4 (heritage), C5 (heritage), C6, C7 (heritage) iii. Section 3.4 and 3.5 iv. Section 3.5 and 3.9 v. Section 3.5 and 3.9 vi. Section 3.8 and 3.9 vii. Section 3.8 and 3.9 viii. Section 3.8, 3.9 and 3.41 ix. Section 3.5. No reports have been required to the Department x. CFEMP Element 3 xi. CFEMP Element 8 xii. Section 3.10 xiii. Section 3.10 and 3.12 xiv. Section 3.8 xv. CNVMP Sub-Plan xvi. Section 3.8 (b) Sighted DPHI letter “Subject: Amended Construction Noise and Vibration Management Sub-Plan under Condition B47” dated 7 February 2024, Ref no. SSD-10375-PA-22 confirming the approval of CNVMP as part of CFEMP. Attended noise monitoring for Concrete slab finishing works as per Construction Monitoring Results report dated 11 January 2024 which had no exceedances. (c) Sighted Aconex correspondence from Philip Chun dated 1 May 2024, Mail no. PCHUN-GCOR-001155, confirming the submission of CFEMP to certifier. As per Condition B44, CPB queried submission of plan to Certifier; Certifier		Compliant

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			(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 of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community; (ix) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice; (x) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action; (xi) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan; (xii) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; (xiii) measures to monitor noise performance and respond to complaints; (xiv) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site; (xv) procedures to allow for regular professional acoustic input to construction activities and planning; and (xvi) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc). (c) Prior to carrying out any concrete finishing works Monday to Friday between 6pm and 9pm under Condition D3, an amended Construction Noise and Vibration Management Sub-Plan (CNVMP) must be prepared and a copy submitted to and approved by the Planning Secretary. A copy of the	responded that as Condition B47 was updated under the MOD and (c) was added, a revised CNVMP must be prepared, and a copy submitted to and approved by the Planning Secretary. Attached as per previous correspondence confirmed evidence of the submission and DPHI approval. The Certifier confirmed that Condition B47(c) of the development consent has been addressed. CFEMP section 3.10.5 "Verification Measurements / Noise Monitoring and section 3.13.3 "Testing Procedures" outlined the additional noise monitoring requirement and procedure for attended noise monitoring. Following Mod-4 approval, Renzo Tonin report dated 26 April 2024, ref TL093-24F14(r)0), conducted on 11 January 2024. Measurements of Outside of Hours Construction Noise (Slab Finish – January 2024).		

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			approved CNVMP must be submitted to the Certifying Authority. The amended Sub-Plan shall incorporate procedures for attendant noise monitoring the first time that concrete finishing works are conducted during this time. The results of that monitoring shall be used by the acoustic consultant to identify all feasible measures to reduce noise related impacts of these works. Records of the attended monitoring and response by the acoustic consultant and project team, as well as complaints register and response, are to be provided to the Planning Secretary upon request.			
86.	B	B48	AIR QUALITY MANAGEMENT SUB-PLAN Prior to the issue of the relevant Construction Certificate, the Applicant shall: (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 (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: (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: - objectives and targets; - risk assessment; - suppression improvement plan. (v) monitoring requirements including assigning responsibility (for all employees and contractors);	No changes – As verified during the previous audit, Evidence as per CC1. The Air Quality Management Sub-Plan is under Section 6 of Part C of the CFEMP. (b) The Air Quality Management Sub-Plan includes the following requirements; - Prepared by: Wayne Duffy, Certified Environmental Practitioner No. 1389 - Tables 6-2 and 6-3 - Section 6.2 - Section 6.9, 6.10 and Table 6-2 and Table 6-3. CFEMP Appendix C - Section 6.10 and Table 6-3 - CFEMP, Element 12 - Section 6.8.5 - CFEMP, Element 6 - Section 6.5 – CFEMP, Element 12 Cross reference for compliance with conditions included in Table 6-1 of the CFEMP.		Compliant

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			(vi) communication strategy; and (vii) system and performance review for continuous improvements.			
87.	B	B49	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.	Addressed in Section 6.10 and Table 6-3 of the CFEMP Air Quality Management Sub-Plan.		Compliant
88.	B	B50	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.	Section 6.10 and CFEMP Appendix C of the Air Quality Management Sub-Plan Weekly environmental inspections covered regular monitoring during the construction phase of the development.		Compliant
89.	B	B51	CONSTRUCTION WASTE MANAGEMENT SUB-PLAN Prior to the issue of the relevant Construction Certificate, the Applicant shall: (a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary and 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: (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;	No changes – As verified during the previous audit, evidence as per CC1 the Construction Waste Management Sub-Plan is included as Section 6 of Part C of the CFEMP. Cross reference for compliance with conditions included in Table 5-2 of the CFEMP. (b) The CWMP includes the following requirements: i. Section 5.3 ii. Section 5.5 and Appendix F iii. Section 5.5 iv. Section 5.5 v. Section 5.5 vi. Section 5.5 vii. Section 5.3 + CPTMP		Compliant

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			(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): • 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).			
90.	B	B52	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 9 July 2020 and include: (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; (c) demonstrate adequate drainage and watering systems for the planters, (d) include details of plant maintenance and watering for the first 12 months and (e) commit to replace plants with the same species should any plant loss occur within the maintenance period	As verified during the previous audit, evidence as per CC2 and CC3. Letter by Sue Barnsley Design (Landscape consultant) dated 22 April 2022, noting that the related drawings address the requirements of this condition.		Compliant
91.	B	B53	STORMWATER MANAGEMENT SYSTEM Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the	As per CC2 and CC3 – Letter by Sue Barnsley Design (Landscape consultant) dated 22 April 2022, noting that		Compliant

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			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 (Engineers Australia, 2016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997)</i> guidelines;	the related drawings address the requirements of this condition. As per CC4 – Statement of Design Intent: Hydraulic Services CC4 prepared by CJ Arms, dated 3 April 2024, confirming the compliance with B24, B33 and B53.		
PART C PRIOR TO COMMENCEMENT OF WORKS						
92.	C	C1	NOTIFICATION OF COMMENCEMENT The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Sighted notification of commencement of Occupation prepared by Pitt Street Developer, dated 21 August 2024, confirming that the proposed date of occupation is 30 September 2024. Sighted post approval receipt SSD-10376-PA-27, dated 22 August 2024.		Compliant
93.	C	C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	There is no staging for this project.		Not Triggered
94.	C	C3	ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent;	Project website: https://pittstreetsydneymetroisd.wpcomstaging.com/pitt-street-over-station-development-north/ a) Information available: (i) EIS and RtS as linked to planning portal website “Details of the Pitt Street North over station development can be found on NSW Planning Portal” (ii) Development consent SSD 10375. Modifications are as linked to the planning portal.	Opportunity for Improvement PSN-05_OFI-02: The complaints register for October 2024 (showing no complaints) and applicant’s response to IEA#4 findings are not available on website. It is recommended to update the website to	Compliant

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			(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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. (c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	(iii) CFEMP (incl. subplans), CTMP, CCS Notification of construction commencement included. (iv) As per Construction Monitoring Results (reported monthly). Compliance Reports not required during construction stage. (v) Construction Monitoring Results are actioned monthly. Approved Plans (drawings). (vi) November 2024 works update on the main page. (vii) Contact Us tab. (viii) Complaints register for the duration of construction works May 2024 – September 2024 is available. Zero complaints received. Complaints Register for October 2024 is not available on website. (ix) This is the fifth independent environmental audit and first Operational audit on the development. Pitt Street OSD North Audit Reports are available on the website. Applicant's response to IEA# 4 findings is not available on website. (x) No other information requested by the Department. b) Documentation was verified to be current and up to date (e.g. CFEMP, CTMP, CCS) – CFEMP dated 1 December 2023. Current versions of all plans verified. c) No other matters regarding compliance or requests made by the Department.	ensure full compliance with condition C3.	
95.	C	C4	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	No changes from previous audit. As per CC1, item C4: Dilapidation report prepared under the CSSI 7400 development. Verified correspondence with CoS dated 18 November 2020 Re: Pitt Street Metro – Road Dilapidation Report South Site – with information for North and South development during the previous audit.		Compliant

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			(c) submit a copy of the dilapidation report to the Certifying Authority and Council.			
96.	C	C5	UTILITIES AND SERVICES Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	No changes from previous audit, Level 9 Ausgrid approval for Chamber substation – civil Building acceptance notice dated 25 March 2024 Report No. 1, Sub No. CP.31740 (includes HV/LV Cable Risers).		Compliant
97.	C	C6	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.	No changes from previous audit. As per CC1 item C6: Ausgrid letter (AN-20541) dated 31/12/2019, RE: Electricity Network Connection Application at: Pitt St, Sydney – noting compliance with this condition. Letter by Jemena #000248806 dated 25 October 2020 – New Connection Commercial, with information about connection to the grid. Letter by NBN dated 13 April 2021 Ref. STG-W000184875 with approval of application.		Compliant
98.	C	C7	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 mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must: (i) identify people to be consulted during the design and construction phases; (ii) set out procedures and mechanisms for the regular	The Community Communication Strategy Addendum B for OSD is created as part of the CCS applicable to the CSSI 7400. Community Communications Strategy, Addendum B – Pitt Street North Over Station Development, Document No. SMCSWSPS-CPB-OSN-CL-PLN-000001, Rev 5, 6 February 2024. a) The CCS is Addendum B to the CSSI 7400 CCS; b) The OSD CCS is an addendum to the CSSI strategy and includes the following: (i) Table 1: Stakeholder analysis and communication methods (ii) Section 7 Communication tools and processes. Table 2: CPBs public information materials (includes item, content and timing / frequency) (iii) Section 4 Strategy overview: 4.1 Tailored and staged approach		Compliant

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			distribution of accessible information about or relevant to the development; (iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (iv) set out procedures and mechanisms: • through which the community can discuss or provide feedback to the Applicant; • through which the Applicant will respond to enquiries or feedback from the community; and • 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.	(iv) Section 9 Enquiries and complaints management. Sets out procedures for complaints management (9.1), minimising complaints (9.2), avoiding complaint reoccurrence (9.3), receipt of complaints (9.4) which makes note of the 1800 number and email. These were evidenced during the site inspection.		
99.	C	C8	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	No changes from previous audit, As per CC1, items C8 and C9: CCS submitted per Post-Approval form PA-1 from the Planning Portal, dated 23 November 2021. Issued as CC1, items C8 and C9. The CCS undergoes regular revisions to align with the timeframe set in the plan. The revisions are not required to be submitted to the Department.		Compliant
100.	C	C9	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	No changes from previous audit, letter by DPE to Pitt St Developer (Oxford) dated 1 February 2022, Re: PSN OSD Community Communication Strategy Addendum B – noting that it meets the requirements of this condition.		Compliant
101.	C	C10	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, Addendum B – Pitt Street North Over Station Development, Document No. SMCSWSPS-CPB-OSN-CL-PLN-000001, Rev 5, 6 February 2024. The project is now in operational phase. No complaints have received to date.		Compliant
102.	C	C11	COMMUNITY CONSULTATIVE COMMITTEE Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended in accordance with this consent, before the	A Community Consultative Committee was not required for the construction and completion of the development.		Not Triggered

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			commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects. The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction. Notes: - 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.			
103.	C	C12	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.	The development is now in operational phase. No changes during the construction phase since the previous audit. Online inductions for staff and contractors are done through the 3D System and include environmental requirements from the SSD, e.g., hours of work, noise, community, security, etc. Standard hours as per consent conditions are included in the project induction and work packs. Extension to the hours as per Mod 4 are not detailed, instead, the process is that workers must contact the Site Supervisor to communicate works occurring past 6pm. This is to ensure hours are adhered to for the specific approved activities.		Compliant
104.	C	C13	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.	The development is now in operational phase. No new hoardings or barricades required for the construction phase since the previous audit. As evidenced during the previous audit for the construction phase, no barricades required. Presented hoarding permit B/2023/220 dated 9 August 2023 by City of Sydney – for type B Hoarding, no shed, installed		Compliant

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				on 14 August 2023 to 31 August 2024. Has a table showing stages, location, length and duration. Hoarding Permit Type B 19 April 2024 Application No. B/2023/220/1/E. Valid until: - Pitt St & Park St Hoarding until 31 July 2024 Castlereagh Street Hoarding valid until 31 May 2024		
105.	C	C14	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.	The development is now in operational phase. No new hoardings required for the construction phase since the previous audit. As evidenced during the previous audit for the construction phase, Presented hoarding permit B/2023/220 dated 9 August 2023 by City of Sydney – for type B Hoarding, no shed, installed on 14 August 2023 to 31 August 2024. Has a table showing stages, location, length and duration. Hoarding Permit Type B Application No. B/2023/220/1/E, inspection date: 11 April 2024. Valid until: - Pitt St & Park St Hoarding until 31 July 2024 - Castlereagh Street Hoarding valid until 31 May 2024		Compliant
106.	C	C15	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.	The development is now in operational phase. As evidenced during the previous audit for the construction phase, Structural Design Certificate issued by Aurecon and dated 15 December 2021, noting that the design has been carried out in compliance with the standards, e.g., BCA. This is unchanged from the initial audit. Presented Structural Design Certificate by Robert Bird Group dated 20 July 2023. Design and modifications to the perimeter B-Class hoarding surrounding the north site of the Pitt Street Metro integrated station		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				development project – it also has appendices with associated drawings. Presented Hoarding & Scaffolding certification by Robert Bird Group dated 11 April 2024.		
107.	C	C16	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.	For CC4 – Sighted Mechanical Design Certificate prepared by Fredon Air, dated 14 May 2024, confirming the design of mechanical services complies with B17, B18 and B31 and C16. Sighted Construction Certificate No. 19-213814-cc4 issued by Philip Chun, dated 5 July 2024. The Mechanical Design Certificate is referenced in CC4 – Item# 20.		Compliant
108.	C	C17	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.	No changes from previous audit. As per CC2 and CC3: Sighted Electrical Services Design Certificate CC2 by Heyday Group dated 29 April 2022 noting compliance with conditions B23, B24 and C17.		Compliant
109.	C	C18	WIND Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled Wind Impact Assessment, prepared by RWDI, dated 18 June 2020.	No changes from previous audit. As per CC2 and CC3: Letter by Cox Architects dated 27 April 2022 noting compliance with conditions B23, B24, B35, B36, B37, B38, C18. Letter from Sue Barnsley Design (Landscape) dated 22 April 2022 Landscape Certificate confirming consistency with the drawings and compliance with the condition.		Compliant
PART D DURING CONSTRUCTION						
110.	D	D1	APPROVED PLANS TO BE ON-SITE	The development is now in operational phase.		Compliant

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			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.	As verifier during the previous audit: Sighted copy of the Plans available for Mod-4, Stamped by the Department. Plans are also available via Aconex. Drawing No. SMCSWSPS-COX-OSN-AT-DWG-910013, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-933613, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-933813, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-934013, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-950001, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-960001, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-960002, Rev H, 2 March 2022 Drawing No. SMCSWSPS-COX-OSN-AT-DWG-960004, Rev H, 2 March 2022		
111.	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; (b) the notice is to be durable and weatherproof and is to be	The development is now in operational phase. As verified during previous audit, Site notice meets the requirements, as observed during site inspection as follows: a) Minimum dimensions b) Durable and weatherproof c) Working hours, site manager details, company, address, and phone number d) Mounted at eye level.		Compliant

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			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.			
112.	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 7am and 5pm, Saturdays, with work between 7am and 8am Saturdays to be used only for site set up and internal works and not to be used for external work using power tools or concreting work; Except for the following: (c) Works between 6pm and 9pm Monday to Friday may be carried out subject to the following: i Internal fit-out and installation of services may be carried out only where the works are behind a closed façade capable of achieving a minimum of 20dB(A) noise reduction from the equipment used ii Concrete finishing works may be carried out on a maximum of two occasions per calendar month iii Materials deliveries and removal may be carried out, with no deliveries or pumping of concrete, or delivery or removal of impulsive noise generating materials such as scaffold, formwork and steel iv Use of the tower crane, mini crawler cranes and hoist may be carried out, with hoist use only permitted where the internal lifts are not operational, or due to the size of the load preventing use of the internal lifts	The development is now in operational phase. Construction hours are as documented in the CFEMP and consistent with this requirement. Also noted on the site signage. Hours specified for North unchanged. Face to Face presentation induction July 2022 unchanged since last audit. Extension of hours as per Mod 4: internal works up to 6pm-9pm weekdays, materials delivery / removal and limited concrete finishing works;; crane/screen climbing to occur after hours. The activities included are Jump from installation, Screen installation, Tower crane climbing, Scaffolding dismantling, Hoist dismantling, Concrete boom climbing, Use of electric tower crane, mini crawler and hoist operations and hoist climbing. The weekend extended hours are from 5:30 am to 6:30 pm, primarily for the purpose of dismantling Tower Cranes. Crane planned for removal 17-23 July 2024. Notification on website: Gadigal Station – Tower crane removal – July 2024. Weekend road closure for tower crane removal at Gadigal Station North Site – the tower crane at the Pitt Street North site will be dismantled and loaded for		Compliant

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			v The Pitt Street works zone may only be used during this time period, with no use of the Castlereagh Street or Park Street works zones. (d) Tower crane dismantling between 7am and 6:30pm Saturday and Sunday on two weekends over the life of the project, with the relevant weekends to fall after the completion of the installation of services and materials to the floors, prior to façade installation, and no closer than 4 weeks apart. Should noise complaint(s) be received and the complaint(s) be substantiated by the Department's Compliance Team, the construction works occurring during extended construction hours in (c) above must cease and may not recommence until:- (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 29 June 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. The Planning Secretary may suspend the works within the extended hours if substantiated complaints are received. Note: In accordance with Condition A2 of this consent, the approved hours are subject to compliance with Modification Application SSD-10375-MOD-4 including the Acoustic Assessment "Assessment of Proposed Works Outside of Standard Hours" prepared by Renzo Tonin & Associates, Revision 6, dated 29 June 2023.	transportation between 17-23 July 2024. The proposed timings were as follows; • 8pm Wednesday 17 July until 5am Thursday 18 July; • 10pm Friday 19 July until 8pm Sunday 21 July, and • 8pm Monday 22 July until 5am Tuesday 23 July • Contingency – between Wednesday 24 and Wednesday 31 July The notification also describes the work involved and what to expect. No complaints were received during the audit period. No suspension of works from DPHI.		
113.	D	D4	Except as permitted by Condition D3, no work may be carried out on Sundays or public holidays.	No out of hours works were carried out during the construction phase of the development since the last audit except those permitted by Condition D3.		Not Triggered
114.	D	D5	Activities may be undertaken outside of the hours permitted in Condition D3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials, or installation and dismantling of plant and	No out of hours works were carried out during the construction phase of the development since the last audit except those permitted by Condition D3.		Not Triggered

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			equipment; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			
115.	D	D6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours works were carried out during construction phase of the development since the last audit except those permitted by Condition D3.		Not Triggered
116.	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.	No rock breaking, rock hammering or similar activities undertaken during the construction phase of the development since the last audit.		Not Triggered
117.	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.	The development is now in the operational phase. No safety incidents of this nature occurred during the construction phase since the last audit.		Compliant
118.	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.	The development is now in operational phase. The inspection reports during the construction phase were provided following the audit. Environmental inspection Id. 199306, dated 20 June 2024, was reviewed. All questions (39) in the checklist were answered. One observation (Id. 522,469) was raised related to the footpath repairs on Park Street. No environmental related observations were raised. Environmental inspection Id. 191100, dated 2 May 2024, was reviewed. All questions (39) in the checklist were answered. Two observations were raised. The observation 497,281 was related to road repairs on Castlereagh street. The observations 497,280 was related to the pavement repairs on Park Street. No environmental related observations were raised. Level 36 Plant Room Inspection 207819, dated 12 August 2024, was reviewed. Two positive observations		Compliant

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				were raised related to good housekeeping standards and clear access and egress area.		
119.	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). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	The development is now in operational phase. Manual readings are defined as per the Monitoring Program in the CFEMP (Appendix E: MIRRA Schedule). Frequency is initial attended noise monitoring at commencement and then following any complaints. Predicted noise levels were within the CFEMP, which are accurate considering measurements as previously reported for the station works. Construction monitoring results for the period of May 2024 to October 2024 is available on project website, confirming no attended noise monitoring required. No noise complaints received in the audit period.		Compliant
120.	D	D11	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	The development is now in operational phase. As evidenced in previous audit, Induction for employees and subcontractors on 3D Safety notes that no vehicles are to arrive outside of work hours. Traffic controllers were present onsite to control arrival of vehicles. There were systems in place to ensure vehicles do not arrive out of hours. There were no occurrences of out-of-hours construction vehicles arrival during the construction phase of the development since the previous audit.		Compliant
121.	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.	The development is now in operational phase. As evidenced in the previous audit, use of squawkers is standard for plant onsite and used as a policy on the project. As per inspection ref 175875 dated 7 February 2024 to 8 February 2024 included under Noise and Vibration section.		Compliant
122.	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 development is now in operational phase.		Not Triggered

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			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.	Construction monitoring results for the period of May 2024 to October 2024 is available on project website, confirming no attended noise monitoring required. No high noise activities occurred and No noise complaints received during the construction phase of the development since the previous audit.		
123.	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.	The development is now in operational phase. Construction monitoring results for the period of May 2024 to October 2024 are available on project website, confirming no attended noise monitoring required. No noise complaints received during the construction phase of the development since the previous audit.		Compliant
124.	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); (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 B45.	No vibration generating activities undertaken during the construction phase of the development since the previous audit.		Not Triggered
125.	D	D16	AIR QUALITY The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	The development is now in operational phase. No dust related observations were raised in the inspection reports provided for the construction phase of the development since the previous audit.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
126.	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.	The development is now in operational phase. No dust related observations were raised in the inspection reports provided for the construction phase of the development since the previous audit.		Compliant
127.	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.	The development is now in operational phase. Work zone was in use – Refer to AN2. No new Work Zone was obtained during the construction phase of the development since the previous audit.		Compliant
128.	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.	The development is now in operational phase. As evidenced during previous audit, 3 x Road Occupancy Licences in place: Licence No. 2245946 from 1 May 2024 to 24 May 2024 issued from Transport Management Centre of TfNSW for Subject Rd: Pitt St, from Market St to Park St. Licence No. 2246014 from 1 May 2024 to 24 May 2024 Subject Rd: Castlereagh St from Park St, to Market St. Licence No. 2229944 from 1 April 2024 to 1 May 2024 Subject Rd: Castlereagh St from Market St, to Park St. No new ROL was obtained during the construction phase of the development since the previous audit.		Compliant
129.	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.	The development is now in operational phase. No observations were raised related to the obstruction of public way in the inspection reports provided for the construction phase of the development since the previous audit and no complaints received.		Complaint

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
130.	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.	The development is now in operational phase. As evidenced in the previous audit, 24-hour contact 1800 number is diverted to the Community and Stakeholder Manager. Details were included on site notice.		Compliant
131.	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.	The development is now in operational phase. No excavation or demolition activities occurred for this project.		Not Triggered
132.	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.	The development is now in operational phase. No excavation or demolition activities occurring for this project which could cause sediment to be tracked onto the roadway.		Not Triggered
PART	E		PRIOR TO OCCUPATION OR COMMENCEMENT OF USE			
133.	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.	Sighted Partial Occupation Certificate no. 019-213814oc1 issued by Philip Chun, dated 18 November 2024, obtained prior to the commencement of occupation. Sighted Partial Occupation Certificate 019-213814oc2, dated 9 December 2024. Sighted Whole Occupation Certificate 019-213814oc3, dated 13 December 2024.		Compliant
134.	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.	Sighted Survey Certificate – Consent Condition E2 issued by TSS ref. SMCSWSPS-TSS-OSN-SR-CER-000002, dated 21 August 2024, confirming the gross floor area is 54,920m ² which is less than approved area of 55,743m ² and building height is 176.691m which is less than approved 176.80m.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Sighted Aconex submission to Philip Chun mail no. CPBCon-GCOR-107593, dated 22 August 2024.		
135.	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.	Sighted notification of commencement of Occupation prepared by Pitt Street Developer, dated 21 August 2024, confirming that the proposed date of occupation is 30 September 2024. Sighted post approval receipt SSD-10376-PA-27, dated 22 August 2024.	Opportunity for Improvement PSN-05_OFI-03: The commencement of occupation was notified to the Department as 30 September 2024; however, the commencement of occupation was delayed to 18 November 2024. For future submissions, it is recommended that the Department renotify with an updated date should there be any significant delays.	Compliant
136.	E	E4	EXTERNAL WALLS AND CLADDING FLAMABILITY 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 under this consent.	Sighted Letter of Compliance of External Wall System issued by Inhabit Australasia, dated 20 September 2024, prior to the issue of Occupation Certificate dated 18 November 2024. Sighted email submission to Philip Chun, dated 15 October 2024.		Compliant
137.	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.	Sighted Philip Chun email, dated 15 October 2024, confirming the satisfaction with the letter of compliance of external wall system. Letter of Compliance of External Wall System was submitted to DPHI on 17 October 2024 within seven days after the certifier accepts it. Sighted post approval receipt SSD-10376-PA-25, dated 17 October 2024.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
138.	E	E6	PROTECTION OF PUBLIC INFRASTRUCTURE Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Sighted letter from CPB, dated 16 August 2024, confirming that the E6, E11 is not applicable to OSD works.		Not Triggered
139.	E	E7	MECHANICAL VENTILATION 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: (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.	Sighted Mechanical Ventilation Installation Certificate issued by Fredon Air, dated 15 October 2024. This Certificate is included in OC1 – Item no. 83.		Compliant
140.	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. (a) The Waste Management Plan must: 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	Operational Waste Management Plan (OWMP) prepared by TTM, doc no. SMCSWSPN-PDN-PSN-DD-PLN-000067, Rev. F, dated 19 August 2024. (a) Sighted email submission of OWMP to City of Sydney for endorsement, dated 17 September 2024. (b) As per appendix B 'Site Plans and Drawings' (c) Waste collection contractor details included under appendix G 'Private Contractor Engagement' (d) As per section 1.6 'Development Refuse Profile' and appendix A 'Detailed Refuse Calculations' (e) As per section 2 'Refuse Management' (f) As per appendix F 'Construction Waste Management' (g) As per appendix H 'Environmental Impact Statement Alignment'		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	Sighted Aconex submission of Operational Waste Management Plan to Philip Chun mail no. TSA-GCOR-010369, dated 18 September 2024.		
141.	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. No garbage is to be placed on the public way eg. the roadways, footpaths, plazas, and reserves at any time.	Sighted letter of intent from Investa to Bingo dated 11 September 2024. During the inspection, no garbage was noted to be placed on the public way.		Compliant
142.	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: (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: (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.	Sighted CPB letter, dated 21 August 2024, confirming the E10 is not applicable for OSD works as the works will be carried out under the requirement of CSSI 7400.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
143.	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.	Sighted letter from CPB, dated 16 August 2024, confirming that the E6, E11 is not applicable to OSD works.		Not Triggered
144.	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.	Sighted Final Fire Safety Certificate, dated 12 December 2024. This certificate was obtained for the base building by CPB upon completion of all construction works. The Fire Safety Certificate is included in OC1, Item# 1. Additional fit-out works are being carried out within the building to meet tenant requirements. Upon completion of each fit-out, Fire Safety Certificate is issued, superseding the previous certificate. Sighted latest Final Fire Safety Certificate for MPA Construction Group fit-out works on level 10 - 12, dated 14 April 2025. Sighted email to Fire and Rescue NSW, dated 21 May 2025, confirming the submission fire safety certificate for MPA fit-out works.	Site Observation OBS-01: During the site inspection, the Fire Safety Certificate displayed in the security office was noted to be superseded by a more recent version. It is recommended that updated Fire Safety Certificate to be displayed. Following the audit, photographic evidence was provided confirming that the updated Fire Safety Certificate is now correctly displayed. This observation is now considered closed.	Compliant
145.	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	Sighted Compliance Certificate issued by Aurecon, dated 27 September 2024, confirming the compliance with the relevant parts of new buildings. This certificate is referenced in OC1 – Item no. 20. Email from NSW Planning , dated 13 December 2024, confirming the submission of Occupation Certificate and related documents including compliance certificate to Council. The certificate register reference is CR-2024-115660.		Compliant

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			(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
146.	E	E14	WARM 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.	Sighted Mechanical Design Certificate prepared by Fredon Air, dated 14 May 2024, confirming the design of mechanical services complies with the requirements. Statement of Design Intent: Hydraulic Services CC4 prepared by CJ Arms, dated 3 April 2024, confirming the design of hydraulic services complies with the requirements. Sighted Hydraulic Services Operational and Maintenance Manual doc no. SMCSWSPS-CPB-OSN-BS-MAN-000004, dated 21 October 2024. The operation and maintenance of the warm water system and cold water system are included under section 2.4 and 2.5 of the manual. Sighted Mechanical Services Operational and Maintenance Manual doc no. SMCSWSPS-CPB-OSN-BS-MAN-000007, dated 23 September 2024. The operation and maintenance of warm water system and water cooling system with the asset details are included in this manual.		Compliant
147.	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.	Sighted Heyday Electrical Services Installation Compliance Certificate dated 7 November 2024. This Certificate is included in OC1 – Item no. 28.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
148.	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 of a minimum 200 bicycle parking spaces; (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 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 33 showers, a changing area and 350 lockers; (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.	Sighted CPB letter, dated 16 August 2024, confirming that the end-of-trip facilities and way finding signage for bicycle parking areas have been designed and installed in accordance with the condition E16 and E17. Sighted Aconex submission to Philip Chun mail no. CPBCon-GCOR-107614, dated 23 August 2024. Sighted Philip Chun response via Aconex mail no. PCHUN-GCOR-001244, dated 29 August 2024, confirming the satisfaction with condition E16 and E17.		Compliant
149.	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	Sighted CPB letter, dated 16 August 2024, confirming that the end-of-trip facilities and way finding signage for bicycle parking areas have been designed and installed in accordance with the condition E16 and E17. Refer to the photos under Appendix G.		Compliant
150.	E	E18	STORMWATER A copy of the stormwater drainage design plans approved with the Construction Certificate shall be submitted to the Certifying Authority prior to the issue of any Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.	Level 10 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-11001, dated 25 September 2024. Level 11 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-11002, dated 25 September 2024. Level 36 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011004, dated 25 September 2024.		Compliant

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				Level 37 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011004, dated 25 September 2024. Level 0 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011005, dated 25 September 2024. Level 35 - Stormwater Works-As-executed drawing SMCSWSPS-TSS-OSN-SR-SDG-0011006, dated 25 September 2024. This is included in OC1 – Item no. 146.		
151.	E	E19	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.	As above – Condition E18.		Compliant
152.	E	E20	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. (a) The OMP must contain the following: maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Sighted AtlanFilter Operation and Maintenance Manual. The OMP include the following requirements of condition E20. (a) As per Maintenance Frequency – Page 9 (b) As per Maintenance Procedures – Page 10 (c) Contact information – Atlan stormwater included in Manual (d) As per Health and Safety – Page 8 Sighted Statement of Stormwater Treatment Design ref: 220265_Statement_of_Design_19082024 prepared by Atlan Stormwater, dated 29 August 2024. This is included in OC1 – Item no. 147.		Compliant
153.	E	E21	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.	Sighted Subdivider/Developer Compliance Certificate case no. 192179 prepared by Sydney Water, dated 26 September 2024. This Certificate is included in Partial Occupation Certificate – Item no. 149.		Compliant
154.	E	E22	UTILITY PROVIDERS Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority,	Sighted letter from Ausgrid, dated 7 November 2024, confirming the satisfactory arrangements has been made – Ausgrid MC ref. 1900096009 (AN-20541).		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	Sighted letter from nbn co, dated 18 July 2024, confirming the 'Certificate of Practical Completion of Developer's Activities for your new property development project'.		
155.	E	E23	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 objectives, measures and initiatives required under this consent.	Sighted CPB letter, dated 16 August 2024, confirming that the development satisfies condition E23 and has incorporated, and will operate in accordance with the environmental sustainability objectives, measures, and initiatives required under conditions B25 to B31. Sighted Consultant Advice Notice from Cundall, doc no. CAN-OSN-019, dated 5 July 2024, confirming the development has achieved a design stage 6-star Green Star rating and the project is expected to achieve AS Built 6 star Green Star rating. Sighted Consultant Advice Notice from Cundall, doc no. CAN-OSN-020, dated 1 August 2024, confirming the development has achieved Well Precertification and the project is expected to achieve WELL Core Version 2 Platinum rating. The letter with attached Cundall advice notices is included in Partial Occupation Certificate – Item no. 151.		Compliant
156.	E	E24	GREEN TRAVEL PLAN The Applicant shall update the Green Travel Plan to increase the mode share of public transport and active transport for all staff and visitors. The Plan shall be prepared in consultation with TfNSW. This Plan shall include a mechanism to monitor the effectiveness of the measures of the Plan. The Applicant shall submit a copy of the updated Green Travel Plan to sco@transport.nsw.gov.au for the endorsement of TfNSW, prior to the issue of the Occupation Certificate.	Sighted Pitt Street North OSD Green Travel Plan Rev. 6 prepared by Aurecon, doc no. SMCSWSPS-AUR-OSN-PL-REP-000002, dated 7 August 2024. Section 5 "Monitoring, Review and Maintenance" outlines the mechanism to monitor the effectiveness of the measures of the Plan. The Plan has been prepared in consultation with TfNSW. Sighted TfNSW endorsement of Green Travel Plan, dated 15 August 2024.		Compliant
157.	E	E25	The Plan shall be reviewed and updated annually in consultation with the aforementioned stakeholders and provide an Implementation Strategy that commits to specific management actions, including operational procedures to be implemented along with timeframes. The plan (as reviewed and	The timing of the annual review of the Green Travel Plan is not yet triggered.		Not Triggered

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			updated annually) shall be implemented by the Applicant for the life of the development.			
158.	E	E26	The Plan must include an annual survey on the mode share of public transport and active transport for all staff and visitors. The survey must also include information on the future active transport use demand for the next five years, including demand on bicycle parking and End of Trip facilities.	Green Travel Plan Rev. 6 prepared by Aurecon, doc no. SMCSWSPS-AUR-OSN-PL-REP-000002, dated 7 August 2024. Green Travel Plan section 5.1.1 'Travel Surveys' states that "The travel survey is recommended to be undertaken bi-annually". This section also outlines the participation of staff and visitors. Sample questionnaire form is included under Appendix A. No annual survey was undertaken to date.	Opportunity for Improvement PSN-05_OFI-04: The Green Travel Plan recommends that travel surveys be undertaken bi-annually; however, no travel survey has been conducted to date. It is recommended that the annual survey requirement in the Green Travel Plan be reviewed and that the annual travel survey be undertaken and incorporated into the plan as part of its upcoming annual review, to ensure full compliance with Condition E26.	Compliant
159.	E	E27	The Plan and required annual survey must be made available to the Planning Secretary upon request.	DPHI has not requested the Plan and Annual Survey to date.		Not Triggered
160.	E	E28	TRANSPORT ACCESS GUIDE The Applicant shall prepare a Transport Access Guide in consultation with TfNSW, implement and maintain by the operators of the premises and be made available to staff, guests, clients, customers and visitors at all times. The following information shall be submitted to Council prior to the issue of an Occupation Certificate for the site/use: The Transport Access Guide is to include (but not be limited to) the following:	Sighted Transport Access Guide for Pitt Street North OSD prepared by Aurecon, dated 13 August 2024. This has been prepared in consultation with TfNSW. Sighted TfNSW endorsement of Transport Access Guide, dated 15 August 2024. Sighted email submission of Transport Access Guide to City of Sydney, dated 20 August 2024. The Transport Access Guide is accessible to all staff and clients through building app – Insite Parkline Place.	Non-Compliance PSN-05_NC-02: It was noted that the Transport Access Guide did not address conditions (a) through (d), resulting in non-compliance with the requirements of the condition.	Non-Compliant

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			(i) Information regarding lack of off-street car parking and passenger pick-up and set down areas at the development site; (j) Suitable nearby drop-off/pick-up locations; (k) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and (l) Suitable nearby Taxi Zones.	The Transport Access Guide was reviewed as follows: (a) The information regarding the passenger pick-up and set down areas is not included. (b) Suitable nearby drop-off/pick-up locations is not included. (c) Prohibited drop-off/pick-up areas are not identified. (d) Nearby Taxi Zones are not identified.	It was recommended to review the Guide to include the required information to comply with the requirements of condition E8. Following the audit, the updated Transport Access Guide was provided, addressing conditions (a) through (d) on page 4, thereby achieving full compliance with the conditions of consent. This non-compliance is now considered closed.	
161.	E	E29	CAR PARKING, LOADING AND SERVICING MANAGEMENT PLAN Prior to the issue of the Occupation Certificate, the Applicant shall prepare a detailed Car Parking, Loading and Servicing Management Plan in consultation with TfNSW by updating the Service Delivery Plan. This Plan shall ensure that any potential traffic and safety impacts associated with the car parking and loading dock operation are mitigated. The Applicant shall submit a copy of the final plan for TfNSW endorsement. The Plan needs to specify, but not be limited to, the following: (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 measures to manage any potential traffic and safety impacts of the car parking and loading dock operation in particular potential queuing on Castlereagh Street and safety incidents between car users accessing the automatic car stacker and service vehicles as well as between cars and service vehicles; and	Sighted Car Parking, Loading and Servicing Management Plan Rev. 9, doc no. SMCSWSPS-AUR-OSN-PL-REP-000007, dated 22 August 2024. This plan has been prepared in consultation with TfNSW. Sighted TfNSW endorsement of Car Parking, Loading and Servicing Management Plan, dated 4 September 2024. The Plan includes: (a) As per section 5 "Vehicle Demand" (b) Measures to manage any potential and traffic impacts are outlined in section 6.9 "Safety Measures" and measures to manage risk of potential queuing on Castlereagh Street are outlined in section 7.1 "Risk of Queuing as a result of AVPS". (c) As per section 6.7 "Swept Path Analysis"		Compliant

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			(c) details of how vehicles larger than a 6.4m SRV delivering to the site shall be managed. The Car Parking, Loading and Servicing Management shall be implemented by the Applicant following the issue of the Occupation Certificate.			
162.	E	E30	BICYCLE PARKING AND END OF TRIP FACILITIES Prior to occupation or release of subdivision certificate, whichever is earlier, a positive covenant appurtenant to the City of Sydney is to be registered on the title pursuant to section 88E of the Conveyancing Act 1919, on terms requiring the onsite provision of bicycle parking spaces to be increased to a total of 512 bicycle spaces (and supporting End of Trip facilities in accordance with the City of Sydney DCP 2012) where the forecast demand for bicycle parking reaches 512 spaces within five years. The forecast demand is to be based on the annual survey on the mode share of public transport and active transport for all staff and visitors required by the Green Travel Plan under this consent. The provision of additional bicycle parking and associated End of Trip facilities must be completed within 24 months from the date of the annual survey identifying the demand.	Sighted Positive Covenant registration, land title. 2/1296440, land registry doc no. AU538496, dated 30 October 2024, prior to the commencement of Occupation on 18 November 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 subdivision certificate is not triggered for OSD works. Sighted title search on Land Registry Services, dated 30 October 2024, confirming that the Positive Covenant is registered.		Compliant
163.	E	E31	LANDSCAPE PRACTICAL COMPLETION REPORT A Landscape Practical Completion Report is to be submitted to the Certifying Authority 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.	Sighted Landscape Practical Completion Report SMCSWSPS-SBD-OSN-LA-SPC-100000 prepared by Sue Barnsley Design Studio, dated 30 October 2024. This report is included in OC1 – Item no. 156.		Compliant
164.	E	E32	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 approved land	Sighted CPB letter, dated 26 July 2024, confirming that the Gadigal Station / Pitt Street Station sites were not identified as potentially contaminated during EIS. Sighted Pre-Operation Compliance Report Rev. 1, doc no. SM-24-00132439, dated 28 June 2024, confirming		Not Triggered

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			use and be provided for the information of the Planning Secretary and the Certifier.	that the site audit statement is not applicable to Pitt Street Stations. The CPB letter was submitted to DPHI on 11 August 2024. Sighted post approval receipt SSD-10375-PA-26, dated 11 August 2024. Sighted DPHI response, dated 15 August 2024, stating that the Department has no comment on the document.		
PART	F		POST OCCUPATION			
165.	F	F1	LOADING/UNLOADING All loading and unloading operations associated with the site must be carried out: (a) in accordance with the Car Parking, Loading and Servicing Management Plan approved under this consent; (b) within the confines of the site, at all times and must not obstruct other properties or the public way; and (c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality 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 site inspection, it was verified that: (a) operations of loading dock is in accordance with the Carparking, Loading and Servicing Management Plan. (b) loading operations were contained within the site boundaries, with no obstruction to public areas or other properties. (c) Loading operations carried out within the loading dock did not impact the amenity of locality. Service vehicle docks, parking spaces, and driveways were clear of goods and not used for storage purposes – Refer to site inspection photos under appendix G.		Compliant
166.	F	F2	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
167.	F	F3	FIRE SAFETY CERTIFICATION The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with this consent.	Sighted Final Fire Safety Certificate, dated 12 December 2024. This certificate was obtained for the base building by CPB upon completion of all construction works.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Additional fit-out works are being carried out within the building to meet tenant requirements. Upon completion of each fit-out, an Interim Fire Safety Certificate is issued, superseding the previous certificate. Sighted latest Final Fire Safety Certificate for MPA Construction Group fit-out works on level 10 - 12, dated 14 April 2025.		
168.	F	F4	STORAGE AND HANDLING OF WASTE All waste collection services must be undertaken in accordance with this consent.	Sighted Operational Waste Management Plan (OWMP) prepared by TTM, doc no. SMCSWSPN-PDN-PSN-DD-PLN-000067, Rev. F, dated 19 August 2024. The Investa dashboard for waste data for the month of April 2025 was sighted. A total of 3.4 tonnes of waste was generated, of which 1.4 tonnes was recycled, resulting in a recycling rate of 40.81%. The overall average recycling rate is 35.7%.		Compliant
169.	F	F5	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. Refer to the photos under Appendix G.		Compliant
170.	F	F6	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.	The waste storage and collection room is located on ground level. The recycling and retail waste storage room is on level 2. The commercial waste storage room is on Level 9. Sighted email submission of OWMP to City of Sydney for endorsement, dated 17 September 2024.		Compliant
171.	F	F7	Trade/commercial waste materials must not be disposed via council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service or a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.	Sighted letter of intent from Investa to Bingo dated 11 September 2024 confirming that it has been selected as a preferred contractor for waste removal service. The details of the waste contractor is included in OWMP under appendix G. Sighted email submission of OWMP to City of Sydney for endorsement, dated 17 September 2024.		Compliant
172.	F	F8	ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH	Sighted Heyday Electrical Services Installation Compliance Certificate dated 7 November 2024.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	This Certificate is included in Partial Occupation Certificate – Item no. 28. No changes have been made to the external lighting design.		
173.	F	F9	The use and operation of the premises shall not give rise to an environmental health or public nuisance.	No complaints have been received following commencement of operation. No environmental incidents have occurred.		Compliant
174.	F	F10	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
175.	F	F11	NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT The operation of plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.	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.		Compliant
176.	F	F12	OPERATION OF PLANT AND EQUIPMENT All plant and equipment used in the development, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Daily, weekly, monthly, and quarterly safety inspections are being conducted as required. The inspection records for the entire building were sighted via the Facilio dashboard. Sighted Daily Inspection Checklist Id no. 185488, dated 6 May 2025, on the Facilio dashboard. The inspection was conducted using an online checklist, which included the following areas: Entrances, Exits and Main Entry Foyers; Façade (external perimeter); Contractor Sign-In; Fire Indicator Panel (FIP); Emergency Warning and Intercommunication System (EWIS); Building Management System (BMS); Access Control; Car Parks and Loading Dock; Bicycle and Scooter Storage; and a Plant Room spot check. All checklist items were marked as "OK". Sighted Quarterly Plant and Equipment Checklist Id no. 183032, dated 24 April 2025. The inspection was conducted using an online checklist and included the following areas: generator room, lift motor room, plant rooms, main switch room, cooling tower areas, fire control room, cleaners equipment room, consumables storage areas, back-of-house access ways, pump		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				rooms, miscellaneous storage areas, and waste rooms. All checklist items were marked as "OK". The checklist also allows for comments to be made e.g. "Test and Tag are in date" for RCDs question. Sighted Monthly Chemicals Inspection Checklist Id no. 183055, dated 10 April 2025. The inspection was conducted using an online checklist and included the following areas: cooling tower area, plant rooms, fuel storage, generator room, lift motor room, chemical storage areas, and maintenance storage areas. All checklist items were marked as "OK" with the comments e.g Flammable Chemicals – fireproof cupboard is on L9 currently nothing stored in it. Chemical storage room located on L3. Issues are identified through the system and automatically linked to the hazard management system. Hazard #4428464, dated 4 December 2024, was sighted and related to the use of a turntable or rotating equipment when positioning a vehicle for parking. The identified risk was the potential for a vehicle to strike individuals during operation. Instructions were provided to the dock operator to mitigate this risk. It was confirmed that the dock operator attended relevant training, with the turntable training session recorded on the training calendar for 4 November 2024. Hazard #4428470, dated 4 December 2024, related to the risk of slip, trip, and fall incidents in the foyer area during wet weather conditions. The risk was rated as moderate. Engineering controls were implemented including the use of door mats, wet floor signage, and umbrella stands to reduce the likelihood of incidents and manage the hazard effectively. Bi-weekly coordination meetings are held with CPB, subcontractors, and Investa to discuss ongoing site matters, including defect management. When a defect is identified, a work order is raised in the SNGS system and assigned to the relevant trade by CPB. Once the trade contractor completes the rectification works, a photo of the completed work is sent to CPB. CPB then		

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				reviews the rectification and forwards the photo to Investa for verification and closure of the issue. The Key Parkline Place – Key Defects Register was reviewed. It includes all defect issues along with their descriptions, priority levels, statuses, target rectification dates, completion dates, and comments or updates from CPB and PSD. Sighted defect# 82 – Cooling Tower repairs to be undertaken on level 37. The issue was allocated to CPB, who engaged Fredon to carry out the repair, which was completed on 20 March 2025. CPB confirmed the completion of the repair works on 28 March 2025. Work orders are raised through the Facilio system. Generator service maintenance order #222383 was raised on 1 February 2025. Sighted PG Maintenance Report for Generator prepared by Cummins, WO: 2942141, dated 20 February 2025, with the comment “<i>Generator put back in auto</i>”.		
177.	F	F13	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.	Sighted Community Communication Strategy Rev. 5 prepared as Addendum B – Pitt Street North Over Station Development, doc no. SMCSWSPS-CPB-OSN-CL-PLN-000001, dated 6 February 2024. No complaints have received to date.		Compliant
178.	F	F14	SIGNAGE Any future external signage must be consistent with the approved signage strategy.	No plans for any other future signs installation.		Not Triggered
179.	F	F15	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

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180.	F	F16	ECOLOGICALLY SUSTAINABLE DEVELOPMENT Unless otherwise agreed by the Planning Secretary, within twelve months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 6 Star Green Star As-Built rating in accordance with this consent. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Timing of this condition is not yet triggered.		Not Triggered
181.	F	F17	GREEN TRAVEL PLAN The Green Travel plan approved under this consent shall be implemented following occupation of the development. The Green Travel Plan is to be reviewed and updated annually.	Sighted Pitt Street North OSD Green Travel Plan Rev. 6 prepared by Aurecon, doc no. SMCSWSPS-AUR-OSN-PL-REP-000002, dated 7 August 2024. The end of trip facilities were observed during the site inspection. 201 bicycles spaces are provided – refer to site inspection photos under appendix G.		Compliant
182.	F	F18	USE AND MANAGEMENT OF PARKING SPACES The car spaces within the development are for the exclusive use of the occupants of the building. The car spaces must not be leased to any person/company that is not an occupant of the building.	No car parking spaces have been leased to any person or entity other than building occupants.		Compliant
PART	G		PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE			
183.	G	G1	REQUIREMENTS OF THE EP&A ACT – PART 4A CERTIFICATES 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. For the purpose of this approval, the issue of a Subdivision Certificate/s is restricted to the subdivision defined by condition A2.	Sighted Survey Certificate – North Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSN-SR-CER-000005, dated 28 August 2024. Sighted letter from Sydney Metro “Pitt St Integrated Station Development (North) – Lot 20 DP1255509, Subdivision Plan Registration”, dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services. Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street North 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 Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
184.	G	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.	Sighted Survey Certificate – North Subdivision Plan Gadigal Station prepared by TSS Total Surveying Solutions ref: SMCSWSPS-TSS-OSN-SR-CER-000005, dated 28 August 2024. Sighted letter from Sydney Metro “Pitt St Integrated Station Development (North) – Lot 20 DP1255509, Subdivision Plan Registration”, dated 24 September 2024, confirming its consent to registration of the Subdivision Proposal of 3 lots, with the Land Registry Services. 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. Sighted Aconex correspondence CPBCon-TRANSMIT-012423 from CPB to Investa for the final submission of Sub-division requirements (Part G), dated 5 August 2024. Letter from CPB was provided on 13 May 2025, confirming the subdivision of Pitt Street North was undertaken by CPB and Metro under CSSI 7400; therefore, the conditions under section G of the SSD are not triggered.	Opportunity for Improvement PSN-05_OFI-05: 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.	Not Triggered
185.	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 <i>Conveyancing Act 1919</i> or a Strata Management Statement must be prepared in the approved form prescribed by Part 6 of	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered

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			the <i>Strata Schemes Development Act 2015</i> and submitted to the Certifying Authority.			
186.	G	G4	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: (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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
187.	G	G5	CREATION OF EASEMENTS 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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
188.	G	G6	REGISTRATION OF EASEMENTS 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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
189.	G	G7	ENCROACHING AND/OR SHARED SERVICES 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	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			shared by more than one lot, appropriate easements must be created, pursuant to section 88B of the Conveyancing Act 1919, over the service lines where any such encroachment occurs.			
190.	G	G8	ACCESS EASEMENT – GROUND LEVEL 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 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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
191.	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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
192.	G	G10	COMPLIANCE CERTIFICATE 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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
193.	G	G11	Prior to the issue of each 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.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered

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194.	G	G12	STATEMENT OF COMPLIANCE – COMPLETION IN ACCORDANCE WITH DEVELOPMENT CONSENT Prior to the issue of a Subdivision Certificate for stratum subdivision, a Statement of Compliance shall be provided to the Certifying Authority demonstrating that the approved subdivision is consistent with relevant conditions of development consent.	As per Condition G1 and G2, the subdivision certificate was procured under CSSI-7400 and confirmed as not triggered for the OSD.		Not Triggered
PART AN ADVISORY NOTES						
195.	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 have been required.		Not Triggered
196.	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) of the Local Government Act 1993 or section 138 of the Roads Act 1993.	The development is now in operational phase. No new approvals and permits were obtained during the audit period. Permits in place during the construction phase as evidenced in the previous audit: Hoarding Permit Type B 19 April 2024 Application No. B/2023/220/1/E. Valid until: - Pitt St & Park St Hoarding until 31 July 2024 - Castlereagh Street Hoarding valid until 31 May 2024 Work Zone City of Sydney dated 15 April 2024 Trim Ref 2020/387570 – New Trim Reference 2024/028402 - Pitt St from 1 May 2024 to 6 July 2024 - Park St 1 May 2024 to 6 July 2024 - Castlereagh St 1 May 2024 to 18 May 2024 Concrete Ramp Permit from 22 April 2024 – Temporary Works Approval from City of Sydney – 23 April 2024 to 1 July 2024. Road/Footway Opening Permit No. 44567, issued 2 December 2022 ongoing.		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Hoisting Activity over a Public Road – Permit Renewal Application No. B/2021/2/6 Approval date: 28 March 2024 (Hoisting activity from Tower Cranes). Email dated 20 December 2023 PSN – Park St footpath slit trench backfill on 3rd Jan 2024 from CPB to City of Sydney.		
197.	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.	No additional consents and agreements were obtained in this audit period.		Not Triggered
198.	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.	The development is now in operational phase. As evidenced during the previous audit, hoarding was noted to be the only temporary structure which has an approved permit from the City of Sydney (refer to AN5 below). Ramp Permit by City of Sydney for the ramp above concrete pour static line. Concrete Ramp Permit from 22 April 2024 – Temporary Works Approval from City of Sydney – 23 April 2024 to 1 July 2024.		Compliant
199.	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.	The development is now in operational phase. As evidenced during the previous audit, Independent Review certificate hoarding dated 12 April 2024 Reference: 20599N-RBG-354-XX-CS-CE-00002. Evidence of certification for hoardings is noted under conditions C14 and C15. Hoarding Approval Number: B/2023/220/1/E, Inspection date: 11 April 2024.		Compliant
200.	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	As per B32 – Aconex from Philip Chun & Associates how CPB comply with B32 dated 15 May 2023 PCHUN-GCORR-000-945 references AN6 in title. Design Capability Statement – Accessibility Statement as provided in CC3 dated 20 June 2022. Presented Aconex correspondence PCHUN-GCOR-001046 dated 23/10/2023 from Philip Chun Re: “Pitt St North OSD AN6 & Mod-5 Philip Chun to Confirm” – noting that this is an advisory note and that reference to		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	amended design drawings and revised wording of Condition B11. Philip Chun Aconex correspondence PCHUN-GCOR-001146 dated 24 April 2024 for AN6 & Mod-4 confirming it has been captured as Mod-4 and has reviewed the design to date.		
201.	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.	No instances that significant impact on a matter of national environmental significance (NES) matter to date.		Not Triggered
202.	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.	No instances requiring consultation with the Department of Sustainability, Environment, Water, Population and Communities.		Not Triggered
203.	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).	As per Construction Certificates. Building Plans are current and all noted to be stamped by the Department of Planning, Housing and Infrastructure (formerly DPE) in accordance with Mod 4 granted on 24 November 2023 (8 drawings). Refer to condition D1 for a list of drawings presented. All available in the project website/planning portal		Compliant

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
204.	AN	AN 10	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.	Final Fire Safety Certificate dated 12 December 2024. The annual fire safety statement is not yet triggered.		Not Triggered
APPX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS						
205.	APPX 1	1	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS 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 this consent or, having given such notification, subsequently forms the view that an incident has not occurred.	No incidents to date.		Not Triggered
206.	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 incidents to date.		Not Triggered

ID No.	SSD Part	Req. No.	SSD Requirements	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
207.	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 incidents to date.		Not Triggered
208.	APPX 1	4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	No incidents to date.		Not Triggered

Appendix F – Consultation with DPHI



From: Nicole Slezak <[REDACTED]>
Sent: Tuesday, 1 April 2025 7:41 AM
To: Sanan Qasim
Cc: Barbara Pater
Subject: Re: Independent Environmental Audit - SSD10375 - Pitt Street North Over Station Development (OSD)

EXTERNAL

Hi Sanan,

Thank you for your email regarding the Operational Independent Environmental Audit of Pitt Street North OSD (SSD-10375).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind Regards,

Nicole Slezak
Compliance Officer
Compliance | Department of Planning, Housing and Infrastructure
P: 0437 214 910 | E: [REDACTED]
4PSQ, Parramatta NSW 2150
www.dpie.nsw.gov.au



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

From: Sanan Qasim
Sent: Wednesday, 26 March 2025 12:22 PM
To: DPE PSVC Compliance Mailbox
Cc: Barbara Pater
Subject: Independent Environmental Audit - SSD10375 - Pitt Street North 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 North OSD project as a requirement of Consent Conditions SSD-10375. Please note that the APP auditor's approval from the Department is still pending.

The audit will be conducted on the 7th of April and will review compliance in accordance with SSD-10375 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



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



Audit Photos 6 May 2025 Pitt Street North Over Station Development (OSD)

Site Inspection Photos



Evacuation diagram displayed in the plant room, with a fire extinguisher mounted on wall.

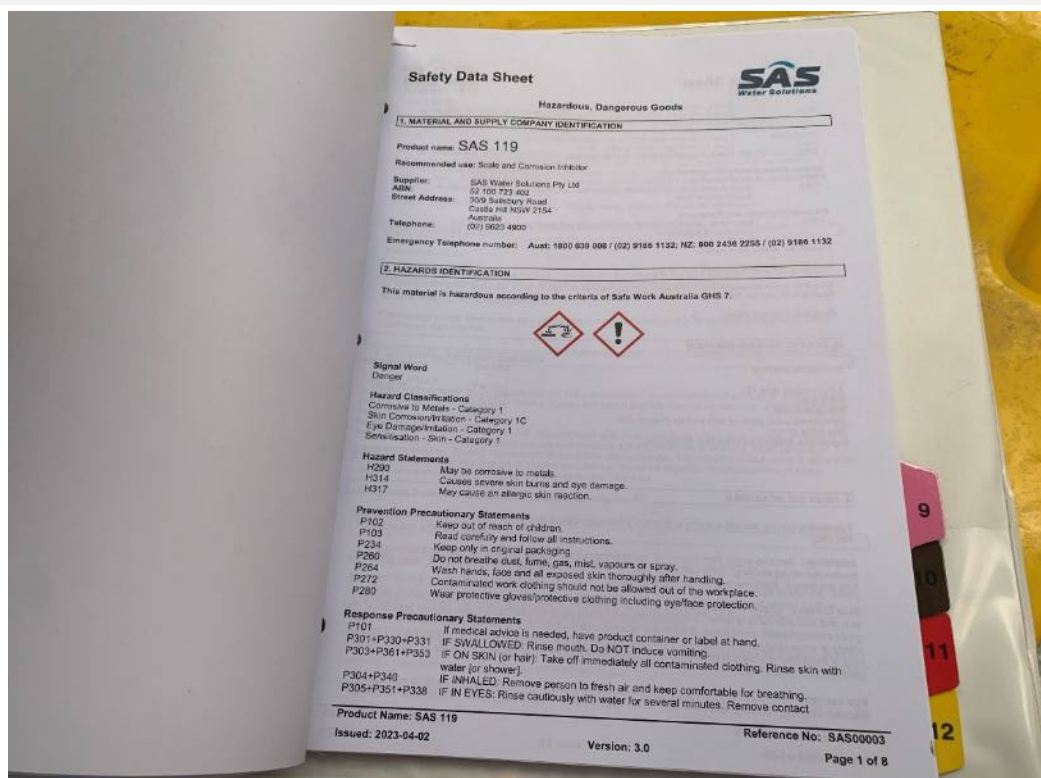


Chemical dosing system and associated filtration units within the plant room.

Site Inspection Photos



Chemicals noted to be bundled in plant room.



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

Site Inspection Photos



Fully stocked spill kits were available in plant room.



Ongoing camera surveillance within the security office, with multiple cameras actively monitoring key areas and surroundings.

Site Inspection Photos

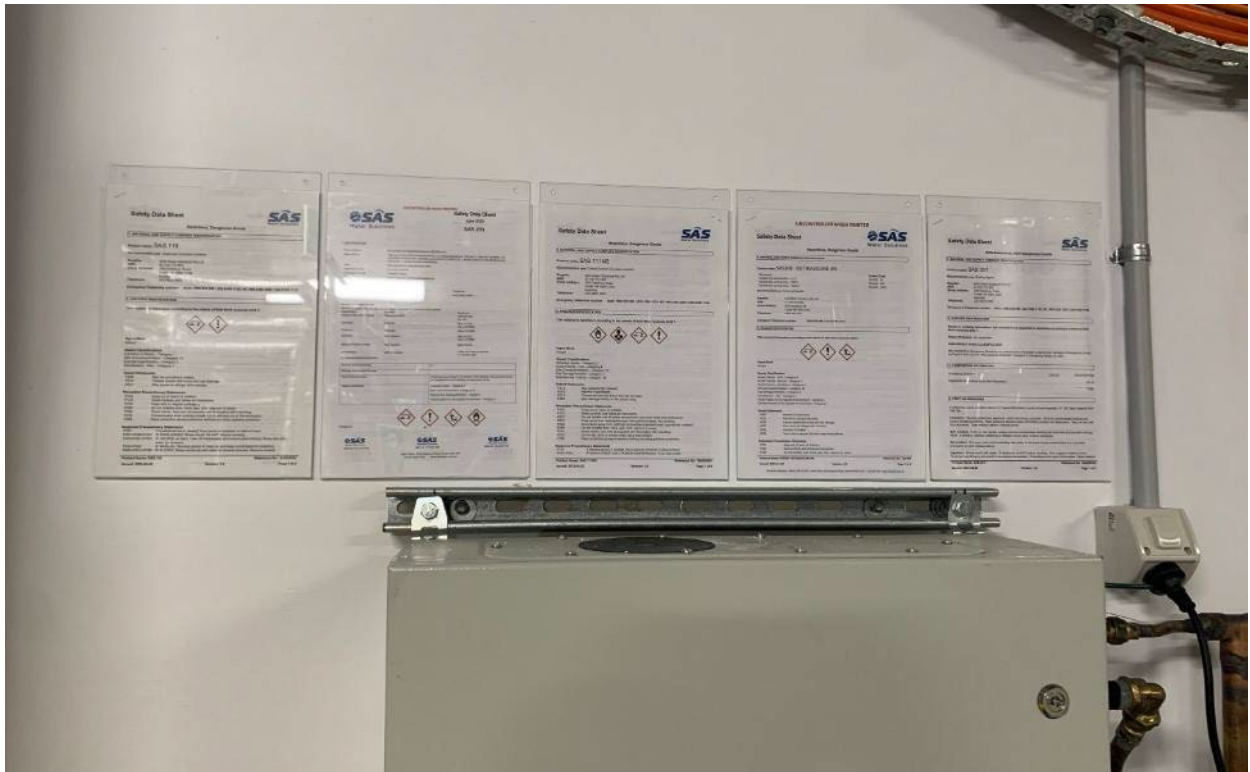


Sign-in process for sub-contractors and visitors is in place at the building's security office.



Lift lobby area with multiple elevators clearly labelled and well-maintained.

Site Inspection Photos



Safety Data Sheets (SDS) for stored chemicals displayed in Plant room.



15 kL rainwater tank installed for the collection and storage of rainwater. The water is reused on-site for landscaping irrigation purposes, supporting sustainable water management practices.

Site Inspection Photos



Condenser water pumps in plant room appeared to be well maintained – no visible signs of leakage noted.



Plant Item Registration Certificates displayed in plant room.

Site Inspection Photos

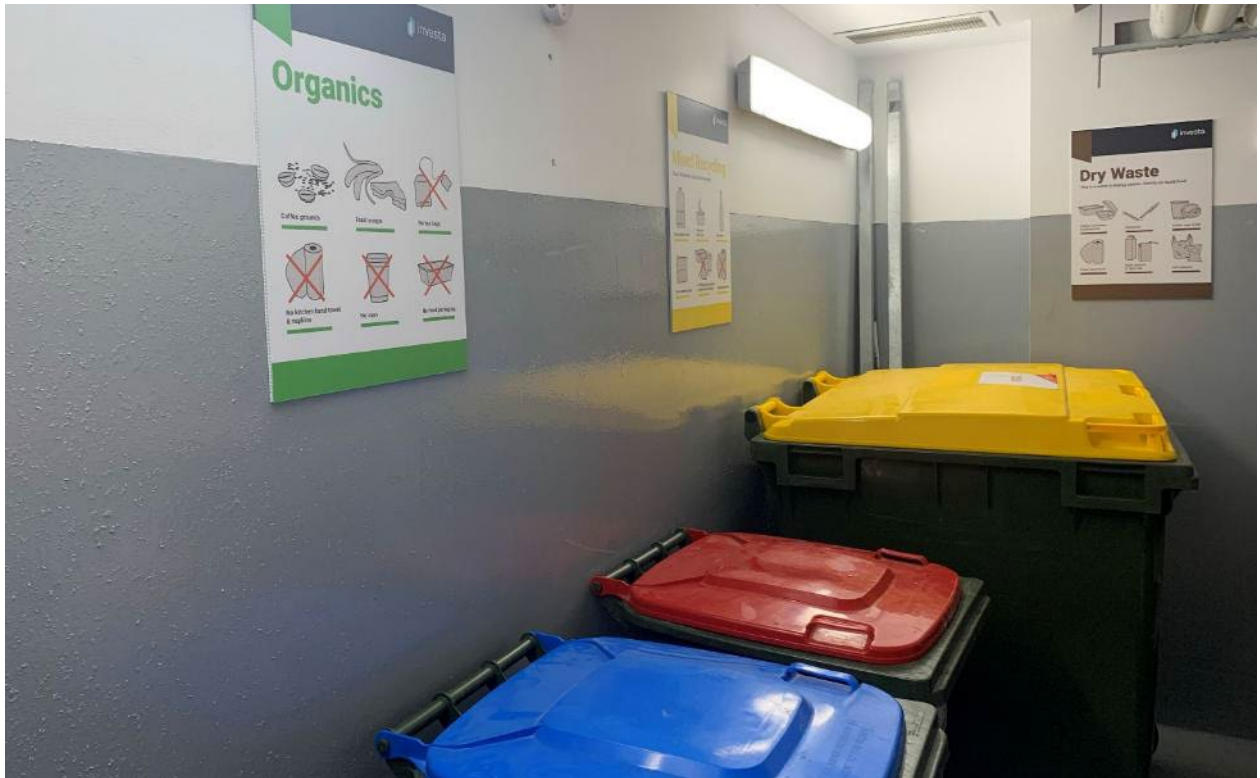


Retail waste bin clearly labelled in the waste storage room.



Commercial waste bin clearly labelled in waste storage room.

Site Inspection Photos



Waste bins in the waste storage room were clearly labelled, with appropriate signage displayed to support correct waste segregation and management.

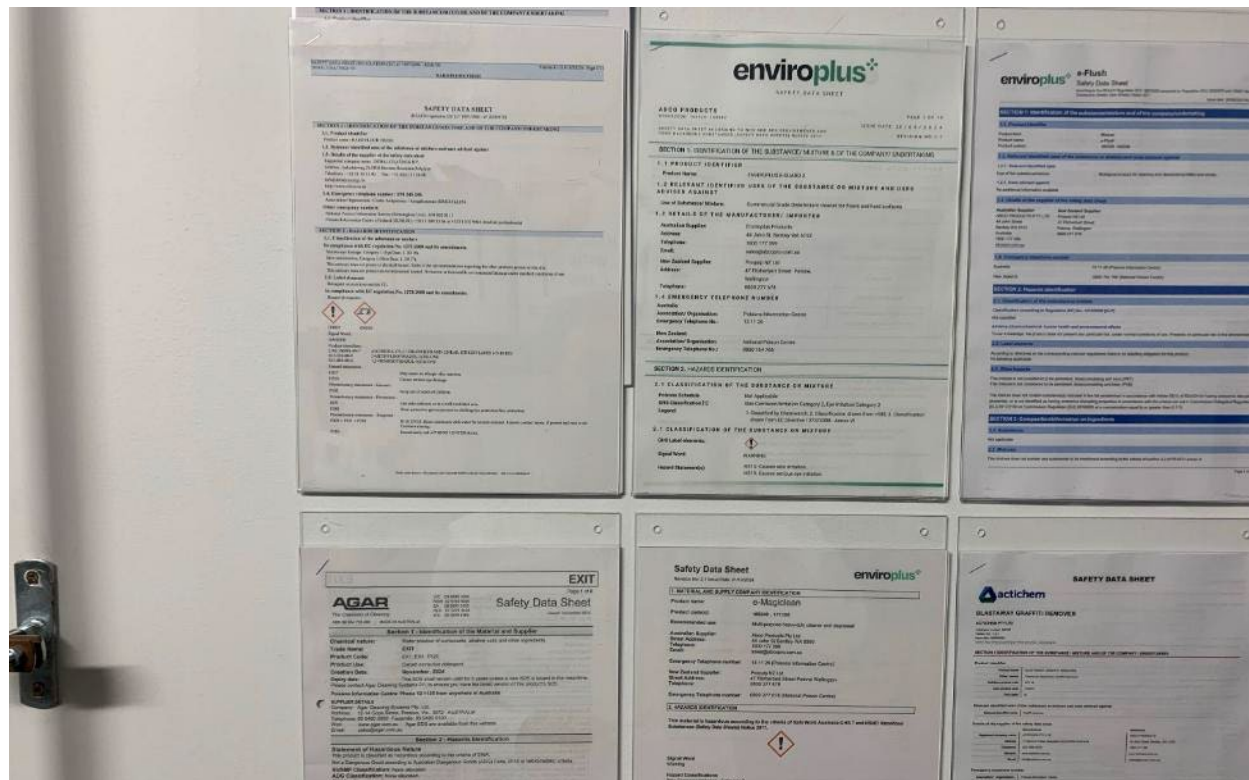


Waste bins in the waste storage room were clearly labelled, with appropriate signage displayed to support correct waste segregation and management.

Site Inspection Photos

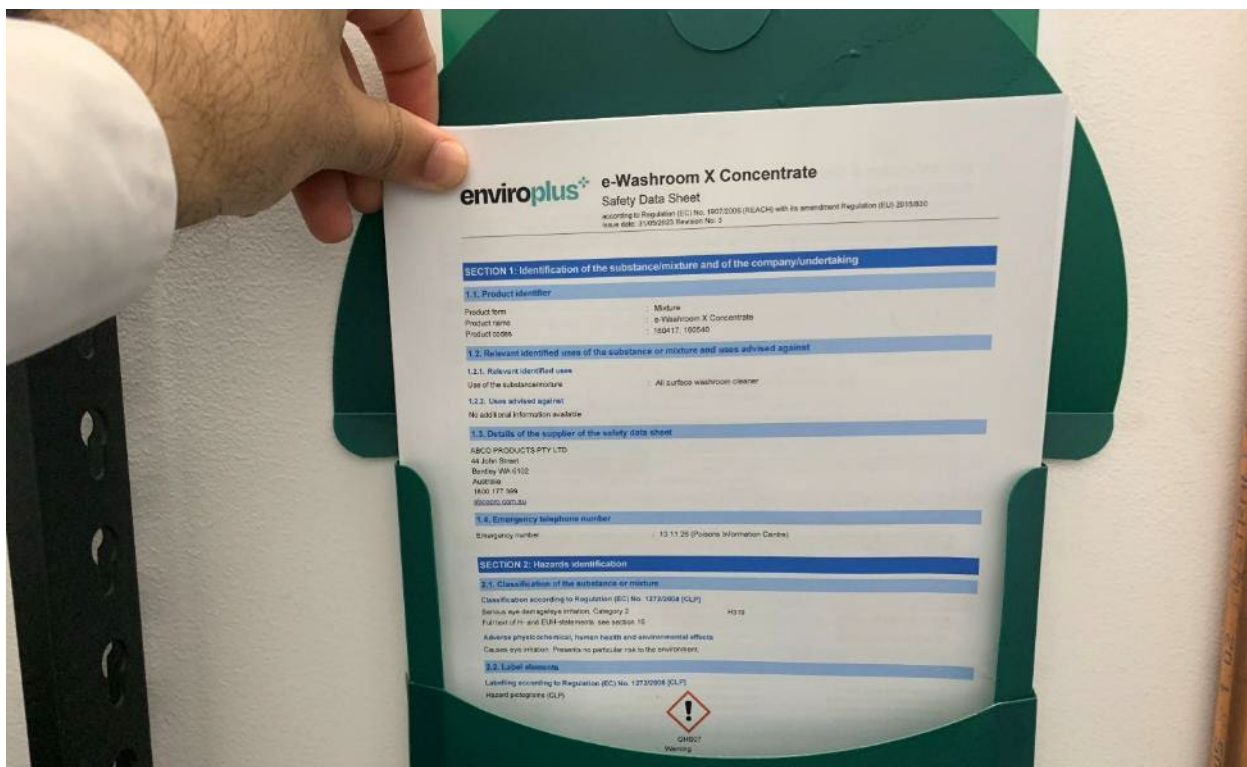


Chemicals were appropriately stored and banded within the cleaners' room chemical storage area.



Safety Data Sheets (SDS) for stored chemicals were displayed in chemical storage area.

Site Inspection Photos



Safety Data Sheets (SDS) for stored chemicals were displayed in chemical storage area.



Lockers are available as part of the End of Trip facilities.

Site Inspection Photos



Showers are available as part of End of Trip facilities.

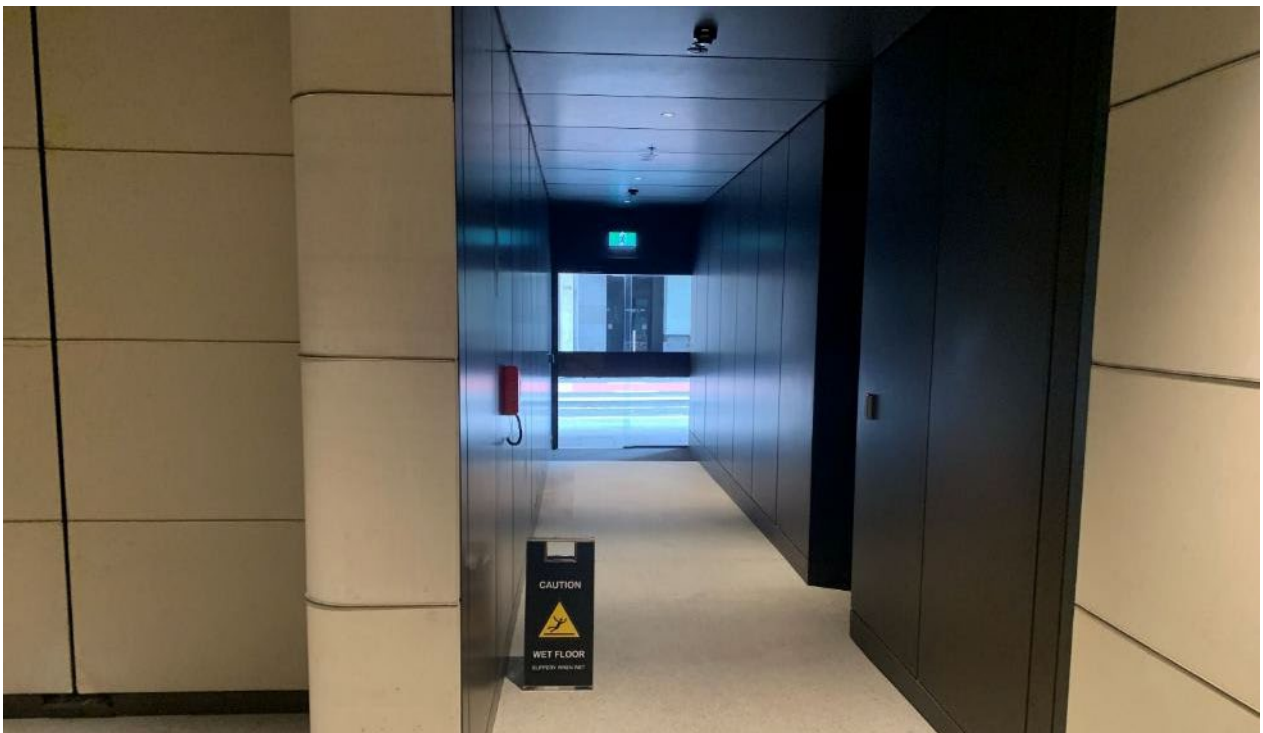


Lockers feature digital access for enhanced security and convenience.

Site Inspection Photos



201 bicycle spaces are provided as part of the end-of-trip facilities.

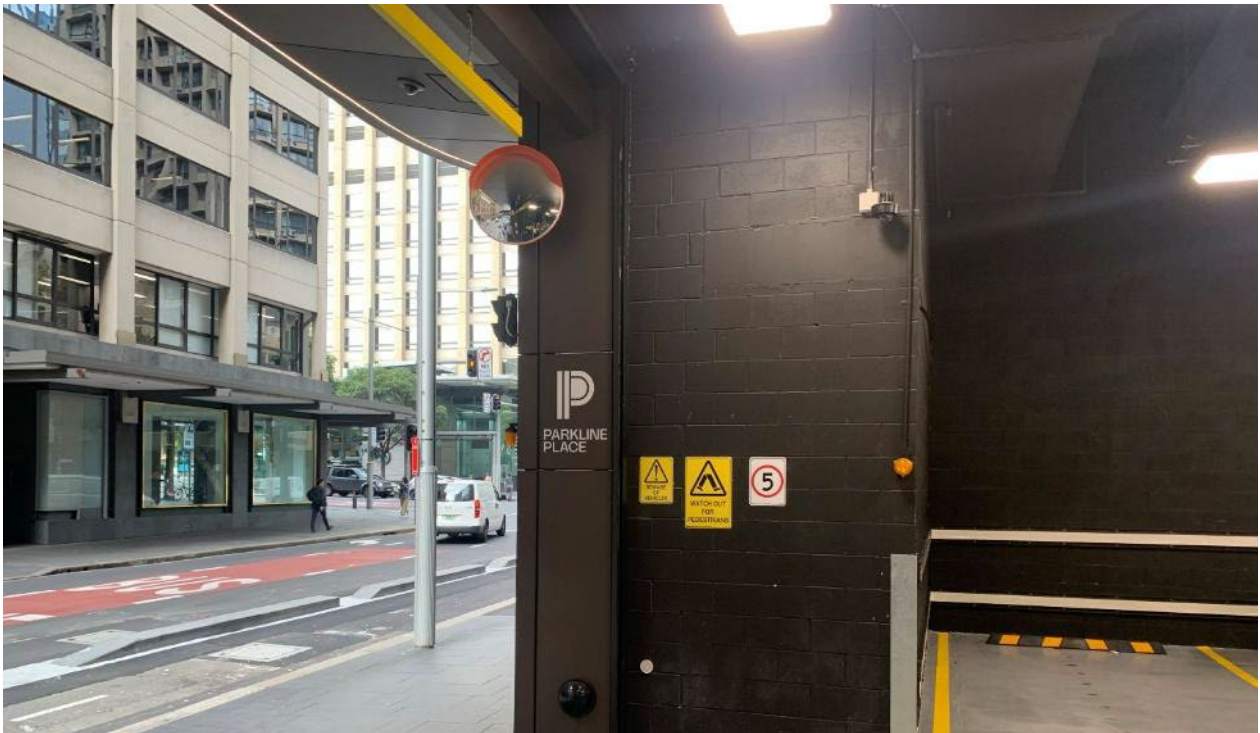


Bicycle access is provided through the building's side entrance area through Castlereagh Street. Access via the loading dock is not available.

Site Inspection Photos



6 retail parking spaces is available in loading dock.



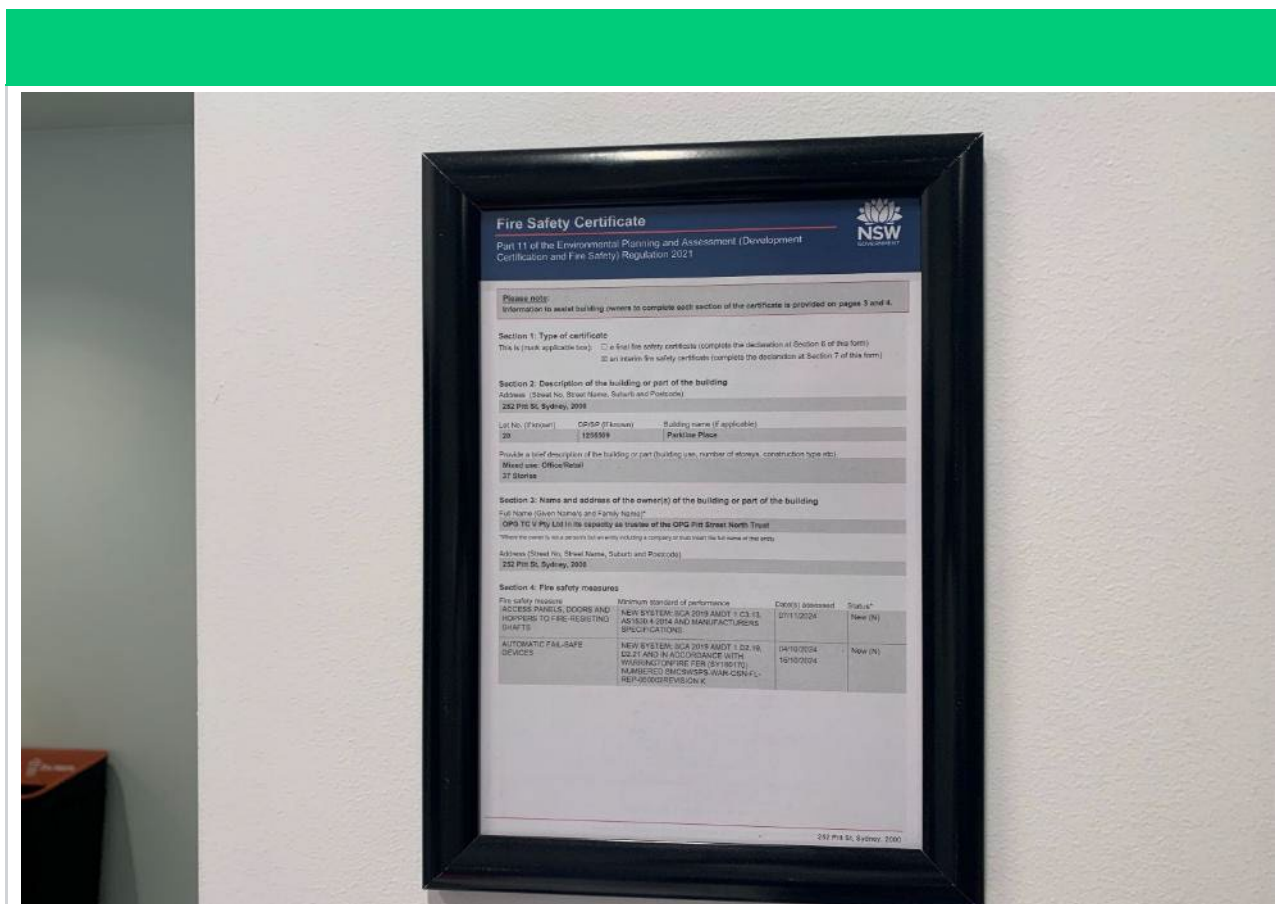
Convex safety mirrors with safety signage installed at the loading dock gate to enhance the safety of cyclists and pedestrians.

Site Inspection Photos



Weighing machine installed in the waste collection room to measure bins and record data on waste disposal.

Site Inspection Observation Photos – 6 May 2025



OBS-01: Fire Safety Certificate displayed in the security office was noted to be superseded by a more recent version. It is recommended that updated Fire Safety Certificate to be displayed.



Fire Safety Certificate

Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Section 1: Type of certificate

This is (mark applicable box): ☒ a final fire safety certificate (complete the declaration at Section 6 of this form)
☐ an interim fire safety certificate (complete the declaration at Section 7 of this form)

Section 2: Description of the building or part of the building

Address (Street No, Street Name, Suburb and Postcode)
LEVELS 10-12, 252 PITT STREET, SYDNEY, NSW 2000

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
Lot 20	DP 1255509	PARKLINE PLACE (PITT STREET NORTH / GADIGAL OVER STATION DEVELOPMENT)

Provide a brief description of the building or part (building use, number of storeys, construction type etc).
PROPERTY & DEVELOPMENT NSW FITOUT OF LEVELS 10 TO 12

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *
OPG TC V Pty Ltd in its capacity as trustee of the OPG Pitt Street North Trust

*Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity

Address (Street No, Street Name, Suburb and Postcode)
252 Pitt St, Sydney, 2000

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	Status*
1. ACCESS PANELS, DOORS AND HOPPERS TO FIRE-RESISTING SHAFTS	EXISTING SYSTEM: BCA 2019 AMDT 1 C3.13, AS1530.4-2014 AND MANUFACTURERS SPECIFICATIONS	REFER TO AFSS	E
2. AUTOMATIC FAIL-SAFE DEVICES	EXISTING SYSTEM: BCA 2019 AMDT 1 D2.19, D2.21 AND IN ACCORDANCE WITH WARRINGTONFIRE FER (SY180170) NUMBERED SMC/SWSPS WAR-DSN-FL-REP 00002 REVISION K	REFER TO AFSS	E
	EXISTING SYSTEM FOR LEVELS 5-8 CDPP FITOUT: BCA 2022 D3D25	REFER TO AFSS	E
	EXISTING SYSTEM FOR LEVELS 10-21 FITOUT: BCA 2022 D3D25(3)(D) & SECTION 5.2 OF THE FIRE ENGINEERING REPORT BY WARRINGTONFIRE AUSTRALIA, JOB NO. SY230292, REV1.0 AND DATED 9/04/2024. THE FOLLOWING REQUIREMENTS APPLY TO THE GLAZED DOORS AT THE STAIRWAYS AT LEVEL 18: ANY DOORS WITHIN THE GLAZED SEPARATION MUST BE SELF-CLOSING OR AUTOMATIC CLOSING IN THE EVENT OF THE ACTIVATION OF EITHER A SMOKE DETECTOR OR SPRINKLER HEAD AND COMPLYING WITH THE FOLLOWING: * SMOKE DETECTORS MUST BE LOCATED WITHIN 1.5 M OF EITHER SIDE OF EACH AUTOMATICALLY CLOSING DOOR IN ACCORDANCE WITH CLAUSE C406(3) OF THE NCC. ANY AUTOMATIC CLOSING DEVICE FITTED TO THE DOORS WITHIN THE GLAZED SEPARATION MUST ALSO BE DEACTIVATED TO FAIL SAFE IN THE CLOSED POSITION. MODIFIED SYSTEM RELATING TO LEVELS 10-12 PDNSW FITOUT: BCA 2022 D3D24(3) (POWER OPERATED DOOR), D3D26(3)(D) (AUTO UNLOCK OF DOORS)	8/04/2025	M

175-183 CASTLERAGH STREET, SYDNEY NSW 2000

Version 3.0 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1

Close-Out: Following the audit, photographic evidence was provided confirming that the updated Fire Safety Certificate is now correctly displayed. This observation is now considered Closed.



OBS-02: A flammable liquid chemical container was observed to be un-bundled and stored inappropriately. It is recommended that the chemical storage procedure be reviewed to ensure all chemicals are appropriately stored.



The APP Group

app.com.au