

Development Consent – Key Sites

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Anthony Witherdin
Director, Key Sites Assessments

Sydney

23 September 2021

File: SSD 10440

SCHEDULE 1

Application Number:	SSD 10440
Applicant:	WL Developer Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Waterloo Metro Quarter – Lot 190 DP 1257150
Development:	Construction of the Northern Precinct within Waterloo Metro Quarter, comprising: <ul style="list-style-type: none">• a commercial building including retail premises, business premises and office premises• a gross floor area of 34,738m² (excluding gross floor area approved under CSSI 7400)• publicly accessible open space including Raglan Plaza, Grit Lane and expanded footpaths along Botany Road and Raglan Street• building identification signage for future office premises• staged stratum subdivision.

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DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	WL Developer Pty Ltd, or any person carrying out any development to which this consent applies
AS	Australian Standard published by Standards Australia International Limited
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CCC	Community Consultative Committee
CCS	Community Communication Strategy
Certifying Authority	A council or person registered as a registered certifier under the Building and Development Certifiers Act 2018 acting in relation to matters to which the registration applies
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including site establishment works, relocation of utilities, earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Sydney Council
CSSI	Critical State Significant Infrastructure
CSSI approval	The Sydney Metro City and Southwest Chatswood to Sydney critical state infrastructure approval (CSSI 7400)
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS and RtS, including the works and activities comprising the Northern Precinct Waterloo Metro Quarter over station development, as modified by the conditions of this consent
DRP	Design Review Panel
EIS	The Environmental Impact Statement titled Waterloo Metro Quarter Over Station Development Northern Precinct Detailed State Significant Development Application, prepared by Urbis Pty Ltd and dated 26 October 2020, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Feasible	Means what is possible and practical in the circumstances
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ul style="list-style-type: none"> • involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and

expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of approved land uses upon completion of construction.
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
RtS	The Response to Submissions report and appendices titled Waterloo Metro Quarter Over Station Development - Northern Precinct Response to Submissions, prepared by Urbis Pty Ltd and dated 9 April 2021, as amended by additional information submitted prior to determination of the application
Sensitive Receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility
SSD	State Significant Development
Subject site / site	The land referred to in Schedule 1
TfNSW	Transport for NSW
Work(s)	Any physical work to construct or facilitate the construction of the development, including low impact work and environmental management measures

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS and RtS;
- (d) in accordance with the management and mitigation measures;
- (e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent):

Architectural drawings prepared by Woods Bagot			
Drawing Number	Rev	Name of Plan	Date
WMQ-BLD1-WBG-AR-DRG-DA000	E	Cover Sheet	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA100	F	Floor Plan – Level Ground	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA100M	F	Floor Plan – Level Mezzanine	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA101	F	Floor Plan – Level 01	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA102	F	Floor Plan – Level 02	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA103	F	Floor Plan – Level 03	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA104	F	Floor Plan - Level 04	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA105	F	Floor Plan – Level 05-07	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA108	F	Floor Plan – Level 08	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA109	F	Floor Plan – Level 09	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA110	F	Floor Plan – Level 10-12	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA113	F	Floor Plan – Level 13 – Roof Terrace	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA114	F	Floor Plan – Level 14	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA115	F	Floor Plan – Level 15	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA116	F	Floor Plan – Level Roof Plan	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA121	F	West Elevation – Botany Road	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA122	F	North Elevation – Raglan Street	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA123	F	East Elevation – Cope Street	15/03/21

WMQ-BLD1-WBG-AR-DRG-DA124	F	South Elevation – Grit Lane	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA131	G	Longitudinal Section – Section 01 – Raglan Walk	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA132	F	Longitudinal Section – Section 02	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA133	E	Cross Section 01	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA134	E	Cross Section 02	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA141	E	CU01 Tower Facade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA142	E	CU02 Tower Facade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA143	E	CU03 Tower Façade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA144	E	CU04 Tower Façade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA145	E	CU05 Tower Facade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA146	E	CU06 Tower Facade Details	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA147	E	WD20 Tower Facade	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA148	D	CD01 Podium Facade Details	25/09/20
WMQ-BLD1-WBG-AR-DRG-DA149	D	CD02 Podium Facade Details	25/09/20
WMQ-BLD1-WBG-AR-DRG-DA150	E	Facade Material Colour Palette	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA190	E	Area Plan 01 - GFA	15/03/21
WMQ-BLD1-WBG-AR-DRG-DA191	E	Area Plan 02 - GFA	15/03/21
Landscape Plans prepared by Aspect Studios			
Drawing Number	Rev	Name of Plan	Date
WMQ-BLD1-ASP-LS-DRG-DA-100	2	Cover Sheet	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-010	3	Legend	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-001	5	Ground Floor	28/08/20
WMQ-BLD1-ASP-LS-DRG-DA-002	3	Level 02	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-003	3	Level 03	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-006	3	Level 04 Inaccessible Green Roof	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-004	3	Level 09	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-005	4	Level 13	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-300	2	Landscape Sections – Streets	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-303	2	Landscape Sections – Level 09 and Level 03 Roof Terrace	29/03/21
WMQ-BLD1-ASP-LS-DRG-DA-301	2	Landscape Sections - Level 13 Roof Terrace	16/06/21

Draft Stratum Subdivision plans prepared by Veris		
202254.01b DSUB	Sheets 1 to 17	Printed 01.09.20

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- 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
 - the implementation of any actions or measures contained in any such document referred to in condition A3(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.

LIMITS ON CONSENT

- A5. This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.
- A6. This consent does not approve the following:
- the detailed fit-out and operation of retail premises and business premises
 - the detailed fitout and use of the community space on the ground floor
 - the installation of signage other than two top-of-building signage zones and four podium signage zones
- Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).

PRESCRIBED CONDITIONS

- A7. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

PLANNING SECRETARY AS MODERATOR

- A8. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

LEGAL NOTICES

- A9. Any advice or notice to the consent authority must be served on the Planning Secretary.

EVIDENCE OF CONSULTATION

- A10. Where conditions of this consent require consultation with an identified party, the Applicant must:
- consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - provide details of the consultation undertaken including:
 - the outcome of that consultation, matters resolved and unresolved; and
 - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STRUCTURAL ADEQUACY

- A11. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and Occupation Certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

OPERATION OF PLANT AND EQUIPMENT

- A12. All plant and equipment used on site, or to monitor the performance of the development must be:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

- A13. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- 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.

MONITORING AND ENVIRONMENTAL AUDITS

- A15. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is 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.*

INCIDENT NOTIFICATION, REPORTING AND RESPONSE

- A16. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.
- A17. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.

NON-COMPLIANCE NOTIFICATION

- A18. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.
- 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.
- A20. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- A21. Within three months of:
- (a) the submission of a compliance report under this consent;
 - (b) the submission of an incident report under this consent;
 - (c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or
 - (d) the issue of a direction of the Planning Secretary under this consent which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.
- A22. If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

Note: *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*

COMPLIANCE REPORTING

- A23. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).
- A24. Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.

- A25. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
- A26. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

- A27. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).
- A28. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- A29. 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.
- A30. 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.
- A31. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.
- A32. Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

DEVELOPER CONTRIBUTIONS

- B1. Prior to the issue of any Construction Certificate, a monetary contribution pursuant to the provisions of City of Sydney Section 7.11 Contributions Plan 2015 must be paid to Council.

The City of Sydney Council should be contacted for calculation of required contributions.

LONG SERVICE LEVY

- B2. Prior to the issue of any Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <https://www.longservice.nsw.gov.au/bci/levy/about-the-levy>.

DESIGN EXCELLENCE AND INTEGRITY

- B3. The architectural design team comprising Woods Bagot Architects (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.
- B4. The 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.
- B5. Evidence of the Design Team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate.
- B6. The Design Team is not to be changed without prior written notice and approval of the Planning Secretary.
- B7. 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.
- B8. 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).

INTEGRATION WITH APPROVED METRO STATION BOX

- B9. Should any changes be made to the Metro Station box, including any changes to massing, facade detailing or internal arrangements and services that could affect physical or visual integration with the Northern Precinct development, the Design Team must advise of any amendments to the design of the Northern Precinct development to ensure appropriate integration of the two developments. The Applicant must consult with the DRP as necessary, and lodge a section 4.55 modification application as necessary.

MATERIALS AND FINISHES

- B10. Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the Planning Secretary. The details must include:
- evidence of consultation with the Design Review Panel and how their advice has been addressed with respect to: (i) the selection of glazing and sun shading (ii) the materials and finishes of the building services core (western elevation) to Botany Road, with the brickwork textured pattern at ground floor to be amended to transition with the equitone fibre cement textured panels above
 - specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.
 - confirmation of the process and methods in arriving at the final choice for all materials and finishes
 - detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.

The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.

TOP OF BUILDING SIGNAGE

- B11. Prior to the issue of the relevant Construction Certificate, the Applicant must provide evidence to the Certifier that the following requirements are met in relation to the design of signage within the two approved top-of-building signage zones:
- signs must comprise of individual letters / logos pinned to the facade
 - illumination must be back-lit only

- (c) any illumination must comply with the recommended values in AS 4282, with the maximum night-time luminance not exceeding 300 cu/sqm
- (d) any illumination must be switched off between the hours of 10pm and 7am if the sign is visible from a residential premises.

LANDSCAPING

- B12. Prior to the issue of the relevant Construction Certificate, the Applicant must prepare detailed Landscape Plans, to the satisfaction of the Certifier. The plans must be consistent with the Landscape Plans submitted with the RtS and:
- (a) detail the location, species, maturity and height at maturity of plants to be planted on-site;
 - (b) demonstrate soil depth and volumes to support the proposed plantings consistent with the requirements of the ADG and City of Sydney Landscape Code Volume 2;
 - (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.

MAXIMUM BUILDING HEIGHT

- B13. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the maximum height of the building does not exceed RL 84.1 AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like.

GROSS FLOOR AREA CERTIFICATION

- B14. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 34,738m²

Note: The GFA approved under this consent excludes any GFA attributed to development approved under the Sydney Metro City and Southwest station works (CSSI 7400).

STRUCTURAL DETAILS

- B15. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
- (a) the relevant clauses of the BCA; and
 - (b) this development consent.

FIRE AND RESCUE CONSULTATION

- B16. Prior to the issue of the relevant Construction Certificate, the Applicant must consult with Fire and Rescue NSW by a Fire Engineering Brief Questionnaire (FEBQ) process to identify and address agency requirements at an early stage of the detailed design.

EXTERNAL WALLS AND CLADDING

- B17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- B18. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier 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. The Applicant must provide a copy of the documentation to the Planning Secretary for information.

ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES

- B19. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitably qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the BCA.

MECHANICAL VENTILATION

- B20. The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.
- B21. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

REFLECTIVITY

- B22. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report/documentation demonstrating 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.

SITE STABILITY AND CONSTRUCTION WORK

- B23. Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:
- (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land
 - (b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration
 - (c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work
 - (d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- B24. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the Crime Prevention Through Environmental Design Assessment as relevant for the Northern Precinct.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- B25. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Ecologically Sustainable Development Report and Sustainability Strategy.
- B26. The Applicant shall demonstrate that Ecologically Sustainable Development is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Buildings V1.0 (Green Building Council Australia) and minimum 5.5 star rating under NABERs Energy Base Building. Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS

- B27. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:
- (a) All toilets installed must be of water efficient dual-flush capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).
 - (b) All taps and shower heads installed must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS).
 - (c) New urinal suites, urinals and urinal flushing control mechanisms may use waterless technology. Where it is submitted that this is not feasible, it must be demonstrated that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).
 - (d) Systems must include "smart controls" to reduce unnecessary flushing. Continuous flushing systems are not approved.

MECHANICAL PLANT NOISE MITIGATION

- B28. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant are detailed on relevant Construction Certificate drawings and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.

SYDNEY WATER ASSETS

- B29. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met.

Note: Sydney Water's Tap in™ in online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

LOADING AND UNLOADING AREAS AND BICYCLE ACCESS

- B30. All loading and unloading operations associated with servicing the site must be carried out within the signposted loading spaces at all times and must not obstruct other properties/units or the public way.
- B31. 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.

VEHICLE ACCESS DESIGN

- B32. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:
- (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;
 - (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 AUSTRROADS.

FREIGHT AND SERVICING MANAGEMENT PLAN

- B33. Prior to the issue of the relevant Occupation Certificate the Applicant shall update the Freight and Servicing Management Plan in consultation with TfNSW and submit a final copy to TfNSW for endorsement. The Plan shall ensure that potential traffic and safety impacts associated with the loading dock operations are mitigated. The Plan shall 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 freight and servicing facilities that may be required either within the subject site or other sites in the immediate vicinity which 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; and
 - (c) details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular queuing on public roads and potential conflicts between vehicles accessing the loading docks and transport users accessing the Sydney Metro station and/or pedestrian accessing the facilities within the Waterloo Metro Quarter.
- B34. The Freight and Servicing Management Plan shall be implemented by the Applicant following the issue of the Occupation Certificate. A copy of the final Loading and Servicing Management Plan must be submitted to the Planning Secretary and Certifying Authority.

ROAD SAFETY AUDIT

- B35. Prior to the issue of the relevant Construction Certificate, the Applicant shall undertake a Stage 2 (Concept Plan) Road Safety Audit for proposed access arrangements to the loading dock in accordance with Austroad Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the Applicant shall review the design drawings and implement safety measures in consultation with TfNSW as required.

STORMWATER MANAGEMENT SYSTEM

- B36. Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development at the Northern Precinct and submit it to the satisfaction of the Certifier and Council's Public Domain Unit. 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 *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

FLOOD EMERGENCY MANAGEMENT PLAN

- B37. Prior to the issue of the relevant occupation certificate, the Applicant must prepare a Flood Emergency Management Plan in consultation with the NSW State Emergency Service including detailed emergency management procedures and submit it to the satisfaction of the Certifying Authority. The Plan must include calculations of persons, identification of risks and consideration of suitable shelter.

DETAILED PUBLIC ART PLAN

- B38. Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a Detailed Public Art Plan. The Plan must include:
- (a) provisions to coordinate with the Sydney Metro Public Art Strategy.
 - (b) evidence of consultation with the City of Sydney's Public Art Team and City of Sydney Public Art Advisory Panel, including consultation on the final selection of artist.
 - (c) details on how artists, including First Nation's artists, will be invited to submit Expressions of Interest proposals for the identified public art opportunities.
- B39. The installation of all public art within the Public Art Plan required by this consent shall occur prior to the issue of the final Occupation Certificate.

HERITAGE INTERPRETATION

- B40. Within six months of commencement of works, the Applicant must prepare and submit to the satisfaction of the Planning Secretary a detailed Heritage Interpretation Plan generally in accordance with the Heritage Interpretation Strategy submitted with the EIS. City of Sydney Council should be consulted in the finalisation, adoption and implementation of the Heritage Interpretation Plan.
- B41. The Heritage Interpretation Plan is to be implemented prior to the issue of the final occupation certificate.

FLOOD PLANNING LEVELS

- B42. Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the recommended flood planning levels within *Flooding Technical Memo* dated 15 February 2021 prepared by WSP Engineers and submitted with the Response to Submissions.

STORMWATER QUALITY

- B43. Prior to the issue of the relevant Construction Certificate details must be submitted to the certifying authority demonstrating that the development will comply with the approved stormwater quality assessment *Stormwater Management Strategy and Flood Impact Assessment* dated 30 September 2020 prepared by WSP Engineers.

PUBLIC DOMAIN DESIGN

- B44. Prior to the issue of the relevant construction certificate, the Applicant must submit to Council detailed public domain design plans for infrastructure and landscaping on Council's public domain area in accordance with the Public Domain Manual and Council's Sydney Street Code. The design must include (where relevant) all existing and proposed paving materials, locations of street trees, site furniture, light poles, signage and other public domain elements.

A copy of Council's endorsed detailed public domain design plans must be provided to the certifying authority for information.

PUBLIC DOMAIN WORKS AND DAMAGE BOND

- B45. Prior to commencement of any works within Council's public domain area, the Applicant is to meet the following Council's requirements:
- (a) a Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee).
- The Council's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee.
- The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

- (b) a Public Domain Damage Bond calculated on the basis of 406 square metres of concrete unit paved site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Bond must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for repairing any damage to the public domain in the vicinity of the site (Guarantee).
- (c) all costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's Sydney Streets Technical Specification including amendments and Sydney Streets Code.

All works to the Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion.

Copy of any receipts of payment of Council's bonds and endorsed plans must be provided to the certifying authority for information.

PART C PRIOR TO COMMENCEMENT OF WORKS

NOTIFICATION OF COMMENCEMENT

- C1. The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.
- C2. If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of proposed commencement and the development to be carried out in that stage.

ACCESS TO INFORMATION

- C3. 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;
 - (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) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.

SURVEY CERTIFICATE

- C4. Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.

PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES

- C5. Prior to the commencement of works, 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 submit a copy to the Certifier, Planning Secretary and Council; and
 - (c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.

UTILITIES AND SERVICES

- C6. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- C7. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

DIAL BEFORE YOU DIG SERVICE

- C8. Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that proposed excavation will not conflict with any underground utility services.

PRE-CONSTRUCTION DILAPIDATION REPORTS

- C9. Unless already carried out under CSSI 7400, SSD-10437, SSD-10438 or SSD-10439 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 and submit the Report to the satisfaction of the Certifier. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be forwarded to the Planning Secretary and each of the affected property owners.
- C10. 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 Certifier 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.
- C11. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to the final Occupation Certificate being issued for public domain works or before the final Occupation Certificate is issued for the development, whichever is sooner.

COMPLIANCE

- C12. 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.

COMMUNITY COMMUNICATION STRATEGY

- C13. Prior to the commencement of works, the Applicant must either:
- (a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI approval (CSSI 7400) to apply to the development; or
 - (b) prepare a CCS for the development, independent of the CCS applicable to the CSSI approval, to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must:
 - (i) identify people to be consulted during the design and construction phases;
 - (ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
 - (iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
 - (iv) set out procedures and mechanisms:
 - through which the community can discuss or provide feedback to the Applicant;
 - through which the Applicant will respond to enquiries or feedback from the community; and
 - 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.
- C14. The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.
- C15. Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.
- C16. The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

COMMUNITY CONSULTATIVE COMMITTEE

- C17. Unless the CCS applicable to the CSSI approval (CSSI 7400) has been amended or augmented in accordance with this consent, prior to the commencement of works, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's *Community Consultative Committee Guidelines: State Significant Projects*. The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.

Notes:

- *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.*

CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN

C18. Prior to the commencement of any earthwork or construction, 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 for approval to the Planning Secretary and a copy provided to the Certifying Authority; or
- (b) prepare a final CPTMP in consultation with the Sydney Coordination Office within TfNSW. The CPTMP shall 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 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 for approval to the Planning Secretary and a copy provided to the Certifying Authority.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C19. Prior to the commencement of any earthwork or construction, 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 for approval to the Planning Secretary and a copy provided to the 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. The CFEMP must be submitted for approval to the Planning Secretary and a copy provided to the 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;
 - (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.

C20. In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.

C21. 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.

CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN

C22. Prior to the commencement of any earthwork or construction, 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 for approval to the Planning Secretary and a copy provided to the 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. The CNVMP must be submitted for approval to the Planning Secretary and a copy provided to the 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 derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval;
 - (v) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;
 - (vi) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts;
 - (vii) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;
 - (viii) where objectives cannot be met, additional measures including, but not necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision 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).

AIR QUALITY MANAGEMENT SUB-PLAN

C23. Prior to the commencement of any earthwork or construction, 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 for approval and a copy provided to the 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. The AQMP must be submitted to the Planning Secretary for approval and a copy provided to the 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);
 - (vi) communication strategy; and
 - (vii) system and performance review for continuous improvements.

C24. 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.

C25. 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.

CONSTRUCTION WASTE MANAGEMENT SUB-PLAN

C26. Prior to the commencement of any earthwork or construction, 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 for approval and a copy provided to the 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. The CWMP must be submitted to the Planning Secretary for approval and a copy provided to the 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;
 - (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).

CONSTRUCTION PARKING

C27. 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.

BARRICADE PERMIT

C28. 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.

HOARDING

C29. 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:

- architectural, construction and structural details of the design as well as any proposed artwork
- structural certification prepared and signed by an appropriately qualified practising structural engineer.

C30. 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.

MECHANICAL VENTILATION

C31. 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.

OUTDOOR LIGHTING

C32. 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*.

AIRSPACE PROTECTION

C33. The Applicant must advise Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSYY-CA-146.

C34. 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.

PUBLIC LIABILITY INSURANCE

C35. Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.

PART D DURING CONSTRUCTION

APPROVED PLANS TO BE ON-SITE

- D1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

SITE NOTICE

- D2. 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 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.

HOURS OF CONSTRUCTION

- D3. 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 7:30am and 3:30pm, Saturdays.
- D4. No work may be carried out on Sundays or public holidays.
- D5. Activities may be undertaken outside of these hours if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- D6. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:
- (a) 9am to midday, Monday to Friday;
 - (b) 2 pm to 5pm Monday to Friday; and
 - (c) 9am to midday, Saturday.

SAFEWORK REQUIREMENTS

- D8. 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.

INCIDENT NOTIFICATION, REPORTING AND RESPONSE

- D9. 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.
- D10. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.

NON-COMPLIANCE NOTIFICATION

- D11. 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.
- D12. 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.

D13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

IMPLEMENTATION OF MANAGEMENT PLANS

D14. 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.

CONSTRUCTION NOISE LIMITS

D15. 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.

D16. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding areas outside of the construction hours of work outlined under condition D3.

D17. 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.

D18. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.

D19. 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.

VIBRATION CRITERIA

D20. 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);

D21. 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. These limits apply unless otherwise outlined in the amended CNVMP applicable to the CSSI approval (CSSI 7400) or the project specific CNVMP required by condition B51.

AIR QUALITY

D22. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. 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.

EROSION AND SEDIMENT CONTROL

D23. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.

DISPOSAL OF SEEPAGE AND STORMWATER

D24. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.

- D25. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.
- D26. A written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the Roads Act 1993.

REMEDICATION – ASBESTOS

- D27. The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:
- (a) *Work Health and Safety Regulation 2017*;
 - (b) *SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016*;
 - (c) *SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016*; and
 - (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

CONSTRUCTION TRAFFIC

- D28. 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.

ROAD OCCUPANCY LICENCE

- D29. A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.

NO OBSTRUCTION OF PUBLIC WAY

- D30. 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.

CONTACT TELEPHONE NUMBER

- D31. 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.

COVERING OF LOADS

- D32. 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.

VEHICLE CLEANSING

- D33. 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.

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

OCCUPATION CERTIFICATE

- E1. 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.

NOTIFICATION OF OCCUPATION

- E2. 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.

GFA AND BUILDING HEIGHT CERTIFICATION

- E3. 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.

Note: *The GFA approved under this consent excludes any GFA delivered under the Sydney Metro City and Southwest station works (CSSI 7400).*

EXTERNAL WALLS AND CLADDING FLAMMABILITY

- E4. Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifying Authority demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of condition B17.
- 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- E6. 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.

MECHANICAL VENTILATION

- E7. 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.

OPERATIONAL WASTE MANAGEMENT PLAN

- E8. Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:
- (a) be prepared in consultation with Council and generally in accordance with City of Sydney Guidelines for Waste Management in New Developments
 - (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 operation of the development
 - (e) detail the ongoing management, storage and collection of waste including responsibility for cleaning, transfer of bins between storage areas and collection points, implementation and maintenance of signage and security of storage areas
 - (f) minimise weekly waste collection frequency
 - (g) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);
 - (h) detail the materials to be reused or recycled, either on or off site; and
 - (i) include the Management and Mitigation Measures included in the EIS.

WASTE AND RECYCLING COLLECTION

- E9. Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste and residential waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.

POST-CONSTRUCTION DILAPIDATION REPORT

- E10. Unless otherwise carried out under the requirements of CSSI 7400, SSD-10437, SDD-10438 or SSD-10439, 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.

ROAD DAMAGE

- E11. 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.

FIRE SAFETY CERTIFICATION

- E12. 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.

STRUCTURAL INSPECTION CERTIFICATE

- E13. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and
 - (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

WARM WATER SYSTEMS AND COOLING SYSTEMS

- E14. 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.

OUTDOOR LIGHTING

- E15. 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.

CAR PARKING

- E16. Prior to the issue of the relevant Occupation Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Northern Precinct to the following within the Waterloo Metro Quarter:
- (a) 63 car spaces for commercial staff
 - (b) 2 car share spaces for commercial users

- (c) 6 motorcycle spaces.

BICYCLE PARKING AND END-OF-TRIP FACILITIES

- E17. Prior to the issue of the relevant Occupation Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating access for the Northern Precinct to the following within the Waterloo Metro Quarter:
- (a) a minimum of 236 commercial staff bicycle parking spaces, 286 lockers and 31 showers
 - (b) a minimum of 24 commercial visitor bicycle parking spaces
 - (c) a minimum of 9 retail visitor bicycle parking spaces
 - (d) a minimum of 3 retail staff bike storage spaces, 3 lockers and 1 shower for retail staff use
- E18. 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 bicycle parking spaces in accordance with this consent;
 - (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 relevant end-of-trip facilities under this consent;
 - (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.
- E19. 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.

WORKS AS EXECUTED DRAWINGS

- E20. Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.
- E21. Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.

STORMWATER

- E22. Prior to the issue of any Occupation Certificate, the Applicant must submit a copy of the stormwater drainage design plans approved with the Construction Certificate to the Certifier. The plans shall be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.
- E23. Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier an Operation and Maintenance Plan (OMP) to ensure the proposed stormwater quality measures remain effective. The OMP must contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
 - (b) record and reporting details;
 - (c) relevant contact information; and
 - (d) Work Health and Safety requirements.

STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT

- E24. Prior to the issue of any Occupation Certificate:
- (a) the Owner is required to enter into a Deed of Agreement with the City of Sydney and obtain registration of Title of a Positive Covenant for any proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.
 - (b) a Positive Covenant must be registered on the property title for any drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges.

SURVEY INFRASTRUCTURE - RESTORATION

- E25. Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include:
- (a) Certification that all requirements requested under the Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor under City's standard condition "Survey Infrastructure – Identification and Recovery" have been complied with;
 - (b) Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from City's standard condition "Survey Infrastructure – Pre-Subdivision Certificate works" have been complied with;
 - (c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.

CONSTRUCTED FLOOR LEVELS

- E26. A certification report prepared by a suitably qualified practitioner engineer (NPER), must be submitted to the Principal Certifier prior to issue of any Occupation Certificate stating that the development has been constructed and the required levels achieved in accordance with this consent.

SYDNEY WATER COMPLIANCE

- E27. 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.

UTILITY PROVIDERS

- E28. Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

ENVIRONMENTAL PERFORMANCE

- E29. 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.

GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE

- E30. Prior to the issue of any Occupation Certificate, the Applicant shall update the Travel Plan in consultation with TfNSW to maximise the mode share of public transport and active transport for staff and visitors. The Applicant shall submit a copy of the updated Travel Plan for the endorsement of TfNSW via development.sco@transport.nsw.gov.au.
- E31. The Travel Plan shall specify matters including, but not limited to, the following:
- (a) nominate a specific party or parties responsible for the implementation of each of the actions in the Travel Plan, and for its ongoing implementation, monitoring and review;
 - (b) identify the parties responsible for delivery of each element of the Travel Plan throughout various stages of the development lifecycle;
 - (c) provide clear identification and delineation of the actions, contributions and resourcing to be provided by each party and when, as well as identification of when responsibility of functions in the Travel Plan are handed over between Developer, Building Manager and Tenant;
 - (d) include a mechanism to monitor the effectiveness of the plan
 - (e) include of a high-quality Travel Access Guide developed in consultation with TfNSW which provides information to occupants about how to travel to the site by sustainable transport modes. This shall include information about public transport connectivity, end of trip facilities, and local pedestrian and cycling connections. It must include:
 - (i) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site;
 - (ii) suitable nearby drop-off/pick-up locations;
 - (iii) identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas;
 - (iv) suitable nearby Taxi Zones.

The Applicant shall provide evidence to the Certifying Authority that a copy of the final plan has been submitted to the Coordinator General, Transport Coordination for endorsement, prior to the issue of the Occupation Certificate. A copy of the final plan is to be provided to the Planning Secretary.

LOADING DOCK

- E32. Prior to an Occupation Certificate being issued that would enable use of the loading dock, convex mirrors are to be installed wholly within the property boundary that would allow for clear lines of site between vehicles exiting the loading dock and pedestrians using the footpath adjacent to the site.

LANDSCAPE PRACTICAL COMPLETION REPORT

- E33. A Landscape Practical Completion Report is to be submitted to the PCA by the consultant responsible for the landscape design plan prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.

STREET NUMBERING

- E34. Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.

REMEDICATION AND SITE AUDIT STATEMENT

- E35. 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 commercial land use and be provided for the information of the Planning Secretary and the Certifier.
- E36. Any land to be dedicated to the City of Sydney must be remediated to a minimum depth of 1.5m below finished ground level with no Long Term Environmental Management Plan attached.

RAGLAN WALK ACCESS MANAGEMENT PLAN

- E37. Prior to the issue of the relevant Occupation Certificate, an Access Management Plan must be prepared to the satisfaction of the Planning Secretary for "Raglan Walk". The Access Management Plan must address:

- (a) ingress and egress management
- (b) public safety and security
- (c) crime prevention through environmental design principles (CPTED)
- (d) the operational hours of surrounding tenancies
- (e) the operational hours of the Sydney Metro station
- (f) advice received from consultation (as required by this consent).

Design recommendations of the Access Management Plan must be incorporated prior to the issue of the relevant Occupation Certificate. The Plan must be reviewed on an annual basis and a copy of the current Plan must be made available to the Planning Secretary upon request.

- E38. The Applicant must consult with NSW Fire and Rescue, Sydney Metro and Council in the preparation of, and any updates to the Access Management Plan required by this consent. Evidence of the consultation and how advice from the public authorities have been addressed by the plan must be documented and submitted to the Planning Secretary together with the Access Management Plan.

REGISTRATION OF EASEMENTS AND COVENANTS

- E39. Prior to the issue of an Occupation Certificate, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.
- E40. An easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming Sydney Metro as the prescribed authority, which can only be revoked, varied or modified with the consent of Sydney Metro, and which provides for public access within and through "Raglan Plaza", "Raglan Walk" and expanded footpaths on Botany Road and Raglan Street (if not dedicated to Council or other public authorities) must be registered on title prior to occupation or issue of subdivision certificate, whichever is earlier.

PHYSICAL MODEL

- E41. Prior to the issue of the relevant Occupation Certificate an accurate 1:500 scale model of the development as constructed must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager for the City Model in Town Hall House. The models must be constructed in accordance with Council's Model Specifications. Council's modellers must be consulted prior to construction of the model. The

models are to comply with all of the conditions of the Development Consent and must be amended to reflect any further modifications to the approval (under Section 4.55 of the Environmental Planning and Assessment Act) that affect the external appearance of the building.

SUBMISSION OF ELECTRONIC CAD MODEL

- E42. Prior to the relevant Occupation Certificate being issued, an accurate 1:1 electronic CAD model of the completed development must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager for the electronic Visualisation City Model.
- E43. The data required to be submitted within the surveyed location must include and identify:
- (a) building design above and below ground in accordance with the development consent;
 - (b) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;
 - (c) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.

The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file. The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification

PART F POST OCCUPATION

ANNUAL FIRE SAFETY STATEMENT

- F1. 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.

FIRE SAFETY CERTIFICATION

- F2. The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with this consent.

STORAGE AND HANDLING OF WASTE

- F3. All waste collection services must be undertaken in accordance with this consent.
- F4. No waste must be placed for collection in a public place e.g. footpaths, roadways and reserves under any circumstances.
- F5. 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.
- F6. All waste must be collected by a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to the Council prior to commencing operation of the business.

LOADING / UNLOADING

- F7. All loading and unloading operations associated with the site must be carried out:
- (a) in accordance with the 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
- F8. 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.

ENVIRONMENTAL AMENITY AND ENVIRONMENTAL HEALTH

- F9. 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. Notwithstanding, 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
- F10. The use and operation of the premises shall not give rise to an environmental health or public nuisance.
- F11. 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.

NOISE CONTROL – MECHANICAL PLANT AND EQUIPMENT

- F12. 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.

OPERATION OF PLANT AND EQUIPMENT

- F13. 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.

COMMUNITY COMMUNICATION STRATEGY

- F14. The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- F15. Unless otherwise agreed by the Planning Secretary, within 24 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 Star Green Star rating and within 18 months of 80% occupancy of the building a minimum 5.5 star NABERS rating in accordance with this consent. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.

GREEN TRAVEL PLAN

- F16. The Green Travel Plan approved under this consent shall be implemented following occupation of the development. The plan is to be reviewed and updated annually in consultation with TfNSW and implemented for the life of the development.
- F17. The Transport Access Guide approved under this consent is to be made available to residents, staff, customers and visitors at all times.

PART G PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

REQUIREMENTS OF THE EP&A ACT – PART 4A CERTIFICATES

- G1. 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.

SUBDIVISION CERTIFICATE

- G2. 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.

BUILDING MANAGEMENT STATEMENT

- G3. Prior to the issue of a Subdivision Certificate for the stratum subdivision, a Building Management Statement must be prepared in the approved form prescribed by Schedule 8A of the *Conveyancing Act 1919* or a Strata Management Statement must be prepared in the approved form prescribed by Part 6 of the *Strata Schemes Development Act 2015* and submitted to the Certifying Authority.
- 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 lot within the subdivision
 - (c) access management of Raglan Walk in accordance with the requirements of this consent
 - (d) any other matters which the Certifying Authority considers relevant and pertinent to the issue of a Subdivision Certificate.

CREATION OF EASEMENTS

- G5. 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*.

REGISTRATION OF EASEMENTS

- G6. 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.

ENCROACHING AND/OR SHARED SERVICES

- G7. Any pipes, service lines or the like servicing each lot shall be contained within their respective lots or, if service lines encroach upon adjoining lots within the subdivision, or are shared by more than one lot, appropriate easements must be created, pursuant to section 88B of the *Conveyancing Act 1919*, over the service lines where any such encroachment occurs.

ACCESS EASEMENT – GROUND LEVEL

- G8. 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.
- 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.

COMPLIANCE CERTIFICATE

- G10. 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.

- G11. Prior to the issue of a Subdivision Certificate (as relevant), a Compliance Certificate is to be issued certifying that a registered surveyor has confirmed that the parcel boundary of the stratum plan corresponds with floors, external walls and ceilings of the relevant building/structures as constructed or alternatively, has the benefit of an appropriate easement or is the subject of appropriate provisions in the Building Management Statement, required by condition G3, to enable the registration of the plan.

SURVEY INFRASTRUCTURE – PRE-SUBDIVISION CERTIFICATE WORKS

- G12. Pursuant to Section 38 of the Surveying and Spatial Information Act 2002, if it is likely that any new survey mark will be disturbed by associated works (for example, footpath or kerb and gutter construction), a surveyor may defer the placement of those marks.
- G13. Prior to any the issue of any Subdivision Certificate, documentary evidence in accordance with Section B11 – Survey Infrastructure of the Technical Specification must be prepared by a Registered Surveyor and submitted to and approved by the City. This evidence must include:
- (a) copy of any Surveyor-General's Approval for Deferment of Survey Marks granted by NSW Spatial Services for the subject site, including all documentation submitted as part of that application (for example the draft deposited plan) or
 - (b) a certificate of Practical Completion obtained from the City's Public Domain team, together with a letter, signed by a current NSW Registered Land Surveyor and including his or her Board of Surveying and Spatial Information (BOSSI) identification number, stating that all survey marks shown on their Deposited Plan remain at the date of practical completion.

STATEMENT OF COMPLIANCE – COMPLETION IN ACCORDANCE WITH DEVELOPMENT CONSENT

- G14. 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.

ADVISORY NOTES

APPEALS

AN1. 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.

OTHER APPROVALS AND PERMITS

AN2. 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*.

RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS

AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

TEMPORARY STRUCTURES

AN4. 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.

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.

DISABILITY DISCRIMINATION ACT

AN6. This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the BCA which references *AS 1428.1 - Design for Access and Mobility*. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

AN7. 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.

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.

BUILDING PLAN APPROVAL

AN9. 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).

COPIES OF DOCUMENTS

AN10. A copy of all Construction Certificates and Occupation Certificates must be provided to the Planning Secretary within 30 days of each being issued.

APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A18 or, having given such notification, subsequently forms the view that an incident has not occurred.
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.
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.
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.