

SYDNEY METRO MARTIN PLACE –
INTEGRATED STATION DEVELOPMENT SSD 9270

NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT



REVISION STATUS

Rev	Date	Details / Description
1.0	17/06/2021	Pre-Construction Compliance Report DRAFT to Macquarie
2.0	30/06/2021	Pre-Construction Compliance Report FINAL to Macquarie

CONTENTS

1.0	INTRODUCTION	3
1.1	Purpose	3
1.2	Project Location	3
1.3	Compliance Monitoring and Reporting Schedule	4
1.4	Demarcation of Martin Place SSD and CSSI Projects.....	4
2.0	PREVIOUS REPORT ACTIONS.....	6
3.0	COMPLIANCE STATUS SUMMARY	7
4.0	INCIDENTS	47
5.0	COMPLAINTS	48
6.0	APPENDICES.....	49
	Appendix A Compliance Report Declaration Form.....	49
	Appendix B MPISD OSD Complaints Report.....	49
	Appendix C MPISD OSD Incidents Report.....	49

1.0 INTRODUCTION

1.1 Purpose

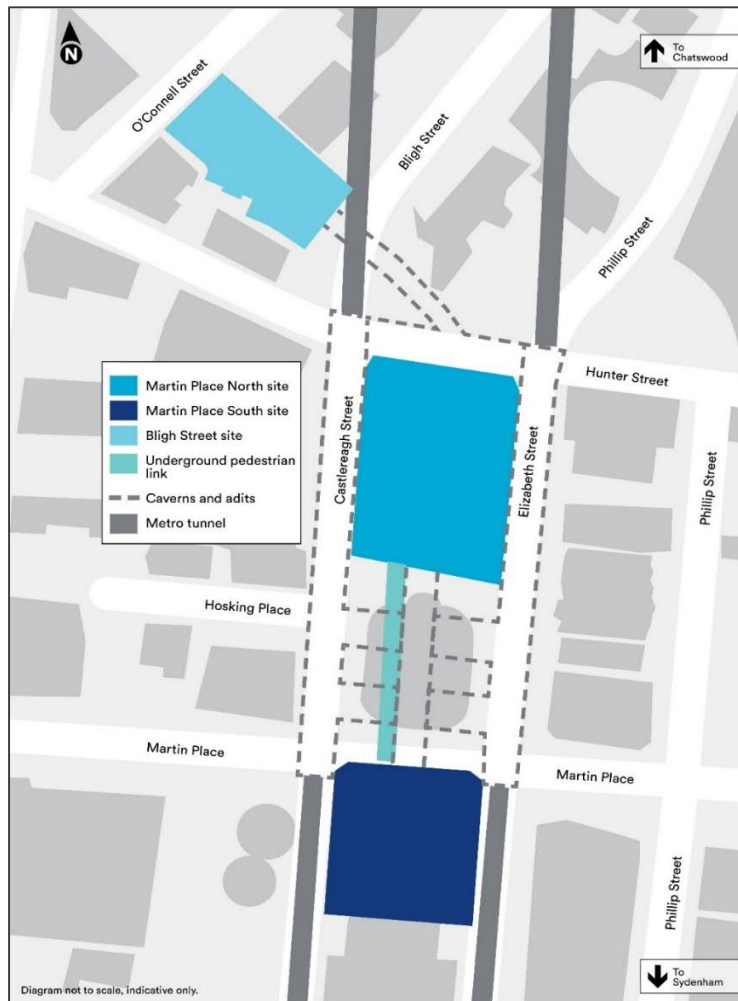
This document is the Pre-Construction Compliance Report for the Martin Place North Tower, SSD 9270. This document applies to the Martin Place North Tower project (the Project) in accordance with the Compliance Reporting Post Approval Requirements (DPIE, 2018).

This Report is required to be submitted to the Planning Secretary prior to commencement of construction under the SSD consent, in accordance with Condition C5 of the SSD 9270 Conditions of Consent.

1.2 Project Location

The Martin Place North Site Project covers 9-19 Elizabeth Street, 8-12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street and 55 Hunter Street and is located between Hunter Street to the north, 50 Martin Place to the south, Elizabeth Street to the east and Castlereagh Street to the west. The project location is detailed in Figure 1 below.

Figure 1: Project Location



1.3 Compliance Monitoring and Reporting Schedule

Table 2 below outlines compliance report timing for the project, consistent with the Compliance Monitoring and Reporting Programme submitted to the Department in accordance with Condition C4 of the SSD 9270 Conditions of Consent.

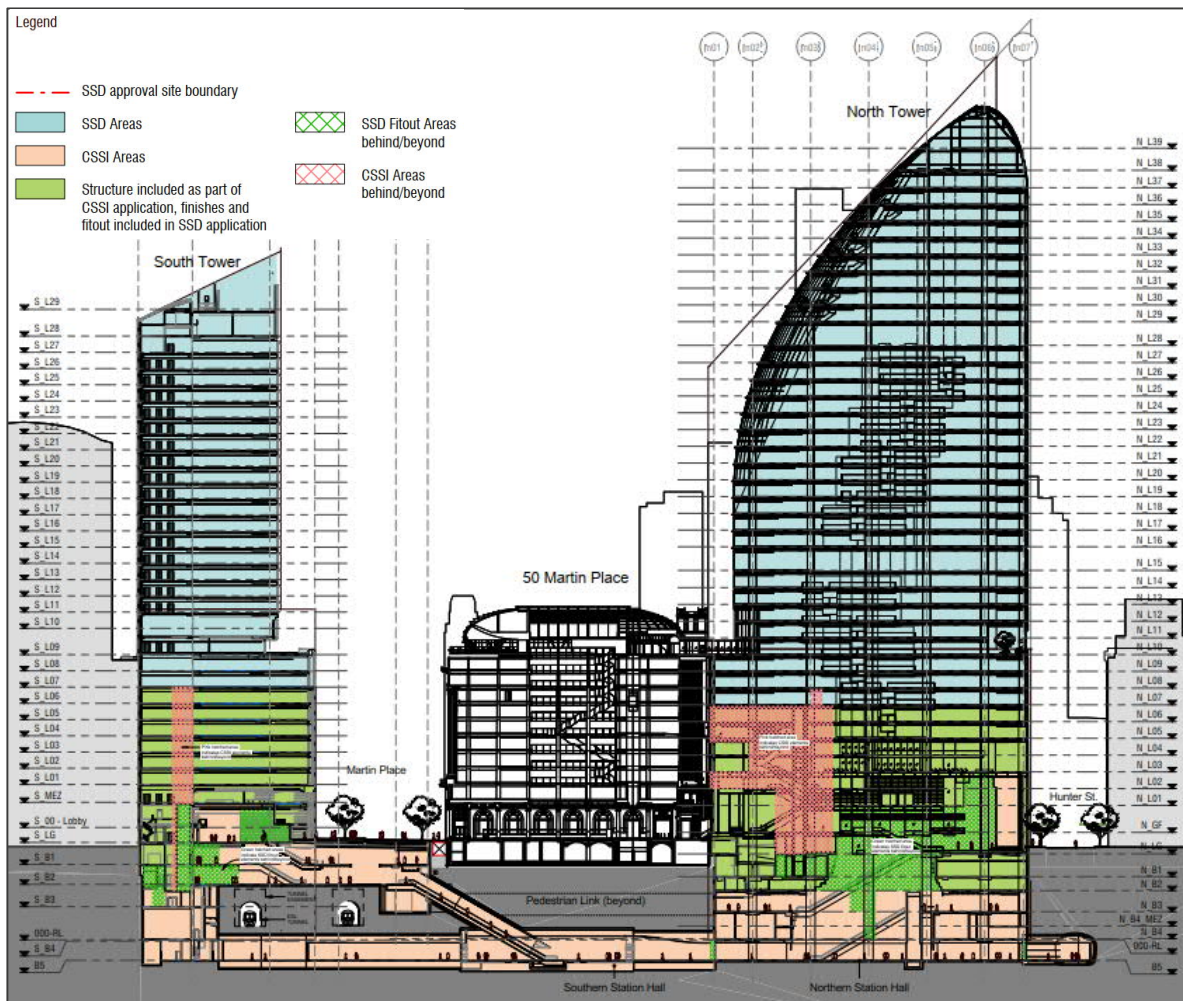
Table 2: Compliance Monitoring & Reporting Programme

Compliance Report	Phase	Timing	Minimum Frequency
Pre-Construction Compliance Report	Pre-construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only
Construction Compliance Report	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction
Pre-Operational Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only
Operation Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation

1.4 Demarcation of Martin Place SSD and CSSI Projects

Figure 2 below represents the demarcation of the SSD and CSSI projects across the Martin Place precinct.

Figure 2: Cross section demarcation – Martin Place SSD and CSSI projects



2.0 PREVIOUS REPORT ACTIONS

This document is the Pre-Construction Compliance Report and as such is the first report issued for the project. Therefore, there are nil previous report actions.

3.0 COMPLIANCE STATUS SUMMARY

The below table provides an overview of the Compliance Status Summary for the project.

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
SCHEDULE 2 PART A - ADMINISTRATIVE CONDITIONS						
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At all times	Note	Note	Note	Compliant
A2	The development may only be carried out:	At all times	All CCs	Certifying Authority construction certificate submissions	Design Certificate to be provided from the architect prior to each CC – CC1-CC5	Compliant
	(a) in compliance with the conditions of this consent;					
	(b) in accordance with all written directions of the Planning Secretary;					
	(c) in accordance with the EIS and Response to Submissions;					
	(d) in accordance with the approved plans in the table below:					
TERMS OF CONSENT						
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	At all times	All CCs	Certifying Authority construction certificate submissions	Note	Compliant
	(a) the content of any strategy, study, system, plan, programme, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and					
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.					
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.	At all times	All CCs	Certifying Authority construction certificate submissions	Note	Compliant
LIMITS OF CONSENT						
A5	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	At all times	Note	Note	Note	Compliant
USE - SEPARATE DA REQUIRED						
A6	The fit-out and operation of retail premises in the development is not approved and shall be subject to separate and future application(s).	At all times	Note	Note	Note – approval required for the fit out. This fit out does not form part of the base build consent.	Note

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
Prescribed Conditions						
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning and Assessment Regulation 2000.	At all times	Note	Note	Note	Compliant
Legal Notices						
A8	Any advice or notice to the consent authority must be served on the Planning Secretary	At all times	Note	Note	Note	Note
Long Service Levy						
A9	A Long Service Levy is required to be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	Receipt of payment to be provided prior to the issuance of CC1.	CC1	Certifying Authority construction certificate submission	Receipt of payment to be provided prior to the issuance of CC1. Where the LSL is proposed to be paid in instalments approval letter from LSL to be provided.	Compliant
SECTION 61 CONTRIBUTION UNDER CITY OF SYDNEY ACT						
A10	A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to section 61 of the City of Sydney Act 1988 and the Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013 in accordance with the following:	Prior to construction. Provide receipt of payment for the section 61 contributions prior to the issuance of CC1.	CC1	Certifying Authority construction certificate submission	Evidence of the agreed S61 contributions with Council to be provided. Provide receipt of payment for the section 61 contributions prior to the issuance of CC1.	Compliant
	(a) Prior to any Construction Certificate being issued, evidence must be provided of Council's written verification of the amount of contribution as required in (b) below, and then that the levy has been paid to Council in accordance with this condition. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to City of Sydney. Direct debit, personal or company cheques will not be accepted.					
	(b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" indicating the itemised cost of the development must be completed and submitted to Council by the Certifying Authority (CA), together with copies of the plans the subject of the application for the Construction Certificate. A copy of the required format for the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" may be obtained from the City of Sydney One Stop.					
	(c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the CA accordingly.					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	<p>(d) The items to be included in the calculation of the cost of development are demolition works, site remediation including decontamination, excavation and site preparation, construction costs, fit out, professional fees as part of the design (including design competitions) documentation and implementation process, fixed building machinery, equipment and appliances, kitchens and bar areas, car parking, air conditioning plant and equipment, services (fire, mechanical ventilation, electrical, hydraulic), ceilings, fire protection devices, installation of services (power, water, sewer, telephone), lifts and other essential machinery, floor coverings, Building Code of Australia compliance works, replacement of existing materials, fixtures and fittings, construction related insurance, assessment and construction related fees, charges and GST and any other matter not expressly excluded in (e) below.</p> <p>(e) The items to be excluded in the calculation of the cost of development are the cost of land, marketing expenses (excluding display suites etc), finance and interest, building insurance after practical completion, drapery, commercial stock inventory, loose furniture, loose equipment, loose electrical appliances, minor maintenance of existing retained fixtures (patching, repainting) and stamp duty.</p> <p>(f) Contact Council's Planning Administration staff at planningsystemsadmin@cityofsydney.nsw.gov.au to confirm the amount payable, prior to payment.</p>					
EVIDENCE OF CONSULTATION						
A11	Where conditions of this consent require consultation with an identified party, the Applicant must:	At all times	Note	Note	Note	Compliant
	(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	At all times	Note	Certifying Authority submission	Relevant Consultation records	Compliant
	(b) provide details of the consultation undertaken including:	At all times	Note	Certifying Authority submission	Relevant Consultation records	Compliant
	(i) the outcome of that consultation, matters resolved and unresolved; and					
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.					
STRUCTURAL ADEQUACY						
A12	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none">• Under Part 4A 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.	At all times	All CCs	Certifying Authority construction certificate submissions	Certification from NER structural engineer which confirms compliance. Structural drawings to accompany this. This is required prior to all CC's	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
OPERATION OF PLANT AND EQUIPMENT						
A13	All plant and equipment used on site, or to monitor the performance of the development must be:	At all times	CC1 & CC3	Certifying Authority construction certificate submissions	Statement to be provided from the service designers confirming compliance prior to CC	Compliant
	(a) maintained in a proper and efficient condition; and					
	(b) operated in a proper and efficient manner.					
APPLICABILITY OF GUIDELINES						
A14	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.	At all times	Note	Note	Note	Note
A15	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.	At all times	Note	Note	Note	Note
MONITORING AND ENVIRONMENTAL AUDITS						
A16	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 programme, 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 & response, non-compliance notification and independent 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.	At all times	Note	Compliance reports	Monitoring reports, audit reports, incidents notifications, non-conformance reports and notifications	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE						
A17	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. This applies to works under the applicable Construction Certificate issued for the development.	At all times	Note	Note	Note	Compliant
A18	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	At all times	Note	Note	Note	Compliant
NON-COMPLIANCE NOTIFICATION						

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
A19	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.	At all times	Note	Compliance Reports Track and compare non-compliance times to Department notification times	Non-compliance reports Relevant correspondence	Compliant
A20	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.	At all times	Note	Compliance Reports	Non-compliance reports Relevant correspondence	Compliant
A21	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Note	Note	Note	Compliant
REVISION OF STRATEGIES, PLANS AND PROGRAMMES						
A22	Within three months of:	At all times	CC1, CC3, CC4, CC5	Certifying Authority construction certificate submissions Compliance Reports	Statement to be provided which confirms the requirements of this condition will be complied with within 3 months of CC1.	Compliant
	(a) the submission of a Compliance Report under condition C4;					
	(b) the submission of an incident report under condition A17;					
	(c) the submission of an Independent Audit under condition C7;					
	(d) the approval of any modification of the conditions of this consent; or					
	(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programmes required under this consent must be reviewed, and the Department notified in writing that a review is being carried out.					
A23	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programmes 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 programmes are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	At all times	Note	Compliance Reports	Revised documents as required. Relevant correspondence	Compliant
PUBLIC ART PLAN						
A24	The Applicant must submit a final North Site Public Art Plan to the satisfaction of the Planning Secretary prior to the issue of the relevant Construction Certificate. The Plan is to be prepared in coordination with the Martin Place Station Precinct Public Art Strategy.	Construction	CC3	Certifying Authority construction certificate submission	Final North Site Public Art Plan. Approval from the secretary for the public art plan to be	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
					provided prior to CC3.	
A25	The installation of all public art within the Public Art Plan lodged to satisfy Condition A24 above shall occur prior to issue of the final Occupation Certificate.	Prior to occupation	Final OC	Certifying Authority construction certificate submission	Installation of the art plan to be completed prior to the FOC.	Not Triggered
HERITAGE COUNCIL CONDITIONS						
A26	The Applicant must consult with the Heritage Council in accordance with the key milestones and subject matters listed in the Heritage Impact Statement (TKD Architects, February 2019). Confirmation of Heritage Council feedback shall be provided to the Planning Secretary prior to the issue of the relevant Construction Certificate and must include the Applicant's response to feedback.	Design and Construction	CC1	Certifying Authority construction certificate submission	<p>Evidence confirming Heritage Council feedback has been responded to.</p> <p>Correspondence that confirms this has been issued to the secretary.</p> <p>The above is to be completed prior to CC1.</p> <p>Where this is proposed to be moved to another stage, approval from heritage council and secretary to be provided.</p>	Compliant
A27	A Heritage Interpretation Plan shall be prepared in consultation with the Heritage Council and Office of Environment and Heritage prior to the issue of the relevant Construction Certificate. The Heritage Interpretation Plan must be prepared in accordance with the Sydney Metro Martin Place Integrated Station Development Heritage Interpretation Strategy (TKD Architects, February 2019) and the endorsed Sydney Metro City and Southwest Heritage Interpretation Strategy (February 2018).	Construction	CC1	Certifying Authority construction certificate submission	<p>Heritage Interpretation Plan (HIP) to be issued to secretary prior to CC1.</p> <p>Where this is proposed to be moved to another stage, approval from heritage council and secretary to be provided</p>	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
A28	The Applicant must present the Heritage Interpretation Plan to the Heritage Council in accordance with the consultation milestone dates included in the Heritage Impact Statement (TKD Architects, February 2019)	Design and Construction	Note	Certifying Authority construction certificate submission	Note	Compliant
A29	The installation of all heritage interpretation elements within the Heritage Interpretation Plan lodged to satisfy Condition A27 above shall occur prior to issue of the final Occupation Certificate.	Prior to occupation	Final OC	Certifying Authority construction certificate submission	Heritage interpretation elements to occur prior to FOC.	Not Triggered
FIRE AND RESCUE CONDITIONS						
A30	Fire & Rescue NSW must be consulted with respect to the operational compatibility of the Precinct's proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.	Construction	CC1	Certifying Authority construction certificate submission	Note – this has commenced through the FEBQ process and will continue through the 144 process.	Compliant
A31	Pedestrian connection interfaces between the various sites of the precinct must be appropriately assessed by fire engineering analysis with respect to emergency occupant egress, fire and smoke compartmentation, smoke hazard management and firefighting intervention.	Construction	CC1	Certifying Authority construction certificate submission	Fire engineering analysis	Compliant
A32	Fire & Rescue NSW must be consulted during the design and construction of the building, as well as any relevant stages post construction.	Construction	CC1	Certifying Authority construction certificate submission	Note – this has commenced through the FEBQ process and will continue through the 144 process.	Compliant
PROTECTION OF SYDNEY TRAINS STRUCTURES AND EASEMENT						
A33	Prior to the issue of the relevant Construction Certificate the Applicant shall submit a Structural Statement and Rail Corridor Impact Report to the satisfaction of Sydney Trains or otherwise confirmed in writing by Sydney Trains that one is not required to be submitted.	Construction	CC1	Certifying Authority construction certificate submission	Structural Engineer to provide certification Sydney Trains correspondence	Compliant
A34	Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, are entitled to inspect the site of development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and conditions of consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.	Note	Note	Note	Note	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
A35	Prior to the issue of the relevant construction certificate, the Applicant shall undertake security risk assessment and prepares security management plans for construction, prior to occupation and post occupation stages.	Construction	ALL CCs and IOC1	Certifying Authority construction certificate submission	Provide a copy of the Security Risk Assessment undertaken in accordance with this condition.	Compliant
AIRSPACE PROTECTION						
A36	For the purposes of controlled activities within the prescribed airspace for Sydney Airport, the building must not exceed a maximum height of RL 214.2 metres Australian Height Datum, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues, etc	Construction	CC1	Certifying Authority construction certificate submission	RLs to be shown on CC plan	Compliant
A37	The proponent must advise Airservices Australia at least 3 business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting SY-CA-489.	Construction	CC1	Certifying Authority construction certificate submission	Evidence of submission to be provided	Compliant
A38	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.	Construction	CC2	Certifying Authority construction certificate submission	Approval to be provided where applicable	Compliant
A39	At the completion of the construction of the building, a certified surveyor is to notify (in writing) SACL of the finished height of the building.	Construction	OC	Certifying Authority construction certificate submission	Survey to be provided prior to the OC.	Not Triggered
SCHEDULE 2 PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE						
DESIGN EXCELLENCE AND DESIGN INTEGRITY REVIEW						
B1	The architectural design team comprising Johnson Pilton Walker and Grimshaw (the Design Team) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	Design and construction	CC1, CC3, CC4, CC5	Certifying Authority construction certificate submissions	Statement from the architect which confirms they have direct involvement as per this condition – prior to CC1	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
B2	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.	At all times	Note	Note	Note	Compliant
B3	Evidence of the Design Team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate.	Construction	CC1	Certifying Authority construction certificate submission	Evidence to be provided for the commission of the design team to the secretary prior to CC1.	Compliant
B4	The Design Team is not to be changed without prior notice and approval of the Planning Secretary.	At all times	Note	Note	Note	Compliant
B5	To ensure the scheme retains, or is an improvement upon the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings or matters resolved through the Martin Place Over Station Development Design Review Panel (the DRP).	At all times	Note	Note	Note	Compliant
B6	The Planning Secretary is to determine whether the proposed changes require an independent review by the DRP or other appropriate person(s).	At all times	Note	Note	Note	Compliant
B7	Having considered any advice received from the DRP or other person(s), the Planning Secretary may endorse the proposed change(s) prior to the issue of the relevant Construction Certificate or not endorse the change(s) and require a Section 4.55 Modification Application to be lodged.	At all times	Note	Note	Note	Compliant
B8	If the DRP is reconvened for the review of any relevant design changes, a Design Integrity Report (DIR) is to be prepared and submitted to the Planning Secretary prior to the issue of the relevant Construction Certificate or the lodgement of the Section 4.55 Modification Application. The DIR shall include a summary of feedback provided by the DRP and responses by the project team to this advice.	At all times	Note	Note	Note	Compliant
TERMS OF REFERENCE FOR OVER STATION DEVELOPMENT DESIGN REVIEW PANEL						
B9	Within 30 days of the issue of this consent, the Applicant is to provide a revised Terms of Reference for the ongoing involvement of the Martin Place Over Station Development Design Review Panel for the approval of the Planning Secretary. The Terms of Reference shall demonstrate how and when the DRP will be involved in any review and provision of advice during the on-going detailed design development phase to ensure the continuing design integrity of the project.	Within 30 days of the issue of this consent	CC1	Certifying Authority construction certificate submission	Evidence of correspondence to be provided that this has been satisfied – CC1.	Compliant
USE OF HERITAGE ARCHITECT						
B10	The design of works relating to 50 Martin Place and at the junction with the new building must be informed by a qualified heritage architect during the design documentation, contract documentation and construction stages of the project. The heritage architect 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	At all times	CC1	Certifying Authority construction	Evidence of the heritage architects commission is to be provided to the Planning Secretary	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	information or clarification is required in the resolution of any heritage-related design issues throughout the project. Evidence of the heritage architects commission is to be provided to the Planning Secretary prior to the issue of the relevant Construction Certificate.			certificate submission	and PCA prior to CC 1	
MATERIALS AND FINISHES						
B11	Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the satisfaction of the Planning Secretary. The details must include:	Construction	CC4	Certifying Authority construction certificate submission	Details of material finishes to be issued to the secretary prior to the issuance of CC4. Approval from the secretary to be provided.	Not Triggered
	(a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application					
	(b) confirmation of the process and methods in arriving at the final choice for all materials and finishes					
	(c) detailed architectural drawings of the facetted glazed facade, including glazing specification, mullion spacing and materials, sun shading and internal sun shading. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.					
REFLECTIVITY						
B12	External materials must be pre colour coated or manufactured having a low glare and low reflective finish. The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light limited to 20 per cent and shall be designed so as not to result in glare that causes unacceptable discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Planning Secretary prior to the issue of the relevant Construction Certificate.	Construction	CC4	Certifying Authority construction certificate submission	Details which confirm reflectivity does not exceed 20% to be provided prior to CC4. Statement to be provided to the secretary which demonstrates compliance. Approval from the secretary to be provided.	Not Triggered
THROUGH SITE LINK						
B13	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Planning Secretary further details and strategies to demonstrate the expression and character of the through-site link. The through-site link is to include:	Construction	CC3	Certifying Authority construction certificate submission	Evidence of submission to be provided	Not Triggered
	(a) integration of public art (Metro, heritage and Macquarie-commissioned public art)					
	(b) infrastructure to support public activation, including retail premises					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(c) function and 'entry experience' requirements to provide a suitable access to a large commercial building					
	(d) safety provisions					
	(e) a level of design finish suitable for a busy publicly accessible space.					
B14	When developing the further details and strategies above, the Applicant shall engage with, and seek the views of, the DRP and provide evidence of how that feedback has been addressed before seeking the Planning Secretary's endorsement.	Construction	CC3	Certifying Authority construction certificate submission	Evidence of engagement to be provided	Not Triggered
RETAIL STRATEGY						
B15	Within 12 months of the date of this consent (or another timeframe as agreed with the Planning Secretary), a revised Retail Strategy is to be prepared and submitted to the satisfaction of the Planning Secretary. The Strategy shall, at a minimum, provide consideration of:	Design and Construction	CC4	Certifying Authority construction certificate submission	Revised retail strategy to be submitted to the satisfaction of the secretary prior to 13/08/2020 unless other time frame approved by the secretary.	Not Triggered
	(a) the broader Martin Place Station Precinct, including relationship and connectivity with below ground station spaces					
	(b) diverse retail offerings to meet the demands of workers, visitors and public transport customers					
	(c) existing retail offerings within the locality.					
B16	When developing the Retail Strategy above, the Applicant shall engage with, and seek the views of, the DRP and provide evidence of how that feedback has been addressed before seeking the Planning Secretary's endorsement.	Design and Construction	CC4	Certifying Authority construction certificate submission	Engage with, and seek the views of, the Martin Place Over Station Development Design Review Panel and provide evidence of how that feedback has been addressed	Not Triggered
TOP OF BUILDING SIGNAGE						
B17	Details of the final signage design, content and illumination within the approved Signage Zones at the top of the tower are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage.	Design and Construction	CC4	Certifying Authority construction certificate submission	Fixing requirements to be incorporated into façade design by 31 July 2020 (to align with shop drawing program)	Not Triggered
MAXIMUM BUILDING HEIGHT						

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
B18	The maximum height of the approved building must not exceed RL 194 m AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Construction	CC1	Certifying Authority construction certificate submission	RLs to be shown on CC plan	Compliant
GROSS FLOOR AREA CERTIFICATION						
B19	The gross floor area of the development must not exceed 75,521m ² . Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate. 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).	Design and Construction	CC1 & CC3	Certifying Authority construction certificate submissions	Statement to be provided from the architect which confirms compliance with this condition prior to CC1.	Compliant
EXTERNAL WALLS AND CLADDING						
B20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	CC4	Certifying Authority construction certificate submission	External wall details to be provided prior to CC4.	Not Triggered
B21	Before the issue of the relevant Construction Certificate and the relevant Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Construction	CC4	Certifying Authority construction certificate submission	Architect to provide schedule of proposed external walls products and associated test reports for review. Certification to be provided from the façade engineer also confirm compliance prior to CC4.	Not Triggered
B22	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.	Construction	CC4	Certifying Authority construction certificate submission	Once the information in the above 2 conditions are noted as satisfactory they will be issued to the secretary CC4.	Not Triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)						
B23	The development must incorporate all design, construction and operation measures as identified in the ESD Strategy prepared by ARUP dated August 2018. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Design and Construction	CC1 & CC3	Certifying Authority construction	Certificate to be provided from the ESD consultant which confirms the	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
				certificate submissions	requirements of this condition has been incorporated into the design – CC1	
B24	The Applicant must demonstrate reasonable efforts to achieve the “stretch targets” for precinct-wide greening, digital infrastructure and community facilities, as identified in ARUP ESD Addendum Letter 5 March 2019, to the satisfaction of the Planning Secretary prior to the issue of the relevant Construction Certificate.	Construction	CC3	Certifying Authority construction certificate submission	Certificate to be provided from the ESD consultant which confirms the requirements of this condition has been incorporated into the design – CC1 Approval from the secretary to be provided.	Not Triggered
MECHANICAL PLANT NOISE MITIGATION						
B25	Details of noise mitigation measures for all mechanical plant are to be detailed on the Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Design and Construction	CC1 & CC3	Certifying Authority construction certificate submissions	Acoustic engineer to provide certification confirming compliance with this condition prior to the issuance of CC1.	Compliant
ACCESS FOR PEOPLE WITH DISABILITIES						
B26	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	Design and Construction	CC1 & CC3 & CC5	Certifying Authority construction certificate submissions	Certification to be provided from the access consultant prior to the issuance of CC1	Compliant
LOADING AND UNLOADING AREAS						
B27	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.	At all times	CC1	Certifying Authority construction certificate submission	The information noted in this condition is be reflected on the CC1 drawings. Statement to be provided from the traffic consultant also.	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
B28	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.	At all times	CC1	Certifying Authority construction certificate submission	Statement to be provided from the client prior to CC1.	Compliant
CAR PARKING						
B29	Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of the relevant Construction Certificate:	Construction	CC1	Certifying Authority construction certificate submission	Statement to be provided from the traffic consultant also prior to CC1.	Compliant
	(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 AUSTROADS.					
BICYCLE PARKING AND END OF TRIP FACILITIES:						
B30	A minimum of 674 on-site bicycle parking shall be provided for the North Tower and 50 Martin Place as follows:	Design and Construction	CC1	Certifying Authority construction certificate submission	Statement to be provided from the traffic consultant also prior to CC1.	Compliant
	(a) 468 employee spaces for North Tower users and 16 visitors spaces for North Tower visitors					
	(b) 162 spaces for 50 Martin Place staff and visitors (as was required under D/2011/733)					
	(c) 28 retail employee spaces shared between the North Site and South Site					
B31	Minimum end of trip facilities are as follows:	Design and Construction	CC1	Certifying Authority construction certificate submission	Statement to be provided from the traffic consultant also prior to CC1.	Compliant
	(a) 724 personal lockers, comprising 562 for the North Tower and 162 for 50 Martin Place					
	(b) 72 showers, comprising 54 for the North Tower and 18 for 50 Martin Place.					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	In addition to the above, the basement is to make allowance for 232 bicycle parking spaces, 269 lockers and 28 showers for the South Site development as approved under SSD 9326.					
B32	The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:	Design and Construction	CC1	Certifying Authority construction certificate submission	Statement to be provided from the traffic consultant also prior to CC1.	Compliant
	(a) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities					
	(b) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.					
B33	Storage, change room and shower facilities shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Design and Construction	CC1	Certifying Authority construction certificate submission	CC1 drawings to reflect compliance with this condition.	Compliant
DETAILS OF EXTERNAL TERRACE LANDSCAPING						
B34	Prior to the issue of relevant Construction Certificate, final design details of the proposed external terrace landscaping are to be prepared and submitted to the satisfaction of the Planning Secretary.	Design and Construction	CC5	Certifying Authority construction certificate submission	Final terrace landscaping to be approved by the secretary prior to CC5.	Not Triggered
SCHEDULE 2 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 and operation at least 48 hours before those dates.	Prior to Construction and Operation	CC1	Certifying Authority construction certificate submission	Note	Not Triggered
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Construction and Operation	CC1	Certifying Authority construction certificate submission	Note	Not Triggered
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:	Prior to Construction	CC1	Certifying Authority construction	Note	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(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 programmes 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 programmes 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 programmes; (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 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.			certificate submission		
COMPLIANCE REPORTING						
C4	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting programme prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Prior to Construction	CC1	Certifying Authority construction certificate submission. Pre-Construction Compliance Report	Compliance monitoring report to be provided no later than 6 weeks prior to commencement. Correspondence that this has been submitted to the department is to be provided.	Compliant
C5	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	All CCs	Certifying Authority construction certificate submission.	Completed compliance reports provided	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
				Compliance Reports		
C6	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	At all times	All CCs	Certifying Authority construction certificate submission. Compliance Reports	Evidence of this notification to be provided.	Not Triggered
INDEPENDENT AUDIT						
C7	No later than 4 weeks before the date notified for the commencement of construction, an Independent Audit programme prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	Prior to Construction	CC1	Certifying Authority construction certificate submission. Pre-Construction Compliance Report	Independent audit program must be issued to the department no later than 4 weeks prior to commencement	Compliant
C8	Independent Audits of the development must be carried out in accordance with:	At all times	All CCs	Certifying Authority construction certificate submission	Completed audit reports provided.	Not Triggered
	(a) the Independent Audit programme submitted to the Department under condition C7 of this consent; and					
	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).					
C9	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	At all times	All CCs	Certifying Authority construction certificate submission	Completed audit reports provided. Responses provided. Records of relevant correspondence. Relevant documents on website.	Not Triggered
	(a) review and respond to each Independent Audit Report prepared under condition C8 of this consent;					
	(b) submit the response to the Department; and					
	(c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.					
COMMUNITY CONSULTATIVE COMMITTEE						
C10	Before the commencement of construction, the Applicant must:	Prior to Construction	CC1	Certifying Authority construction certificate submission	Provide copy of updated community consultation strategy.	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(a) amend the Community Consultation Strategy (CCS) applicable to the CSSI station works (CSSI 7400) to apply to the development, or	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Updated CSSI CCS to include relevant SSD content and application.	Compliant
	(b) establish a Community Consultative Committee (CCC) for the development, independent of the CCS approved with the CSSI station works, in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). If adopted, the CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction. <i>Notes:</i> • 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.	Not Used	Not Used	Not Used	Not Used	Compliant
COMMUNITY COMMUNICATION STRATEGY						
C11	Before the commencement of construction, the Applicant must:	Prior to Construction	CC1	Certifying Authority construction certificate submission	Provide copy of updated community consultation strategy which has been prepared in accordance with the requirements of this condition.	Compliant
	(a) amend, or prepare an addendum to, the Community Consultation Strategy (CCS) applicable to the CSSI station works (CSSI 7400) to apply to the development, or	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Updated CSSI CCS to include relevant SSD content and application.	Compliant
	(b) prepare a Community Communication Strategy for the development, independent of the CCS approved with the CSSI station works, to provide mechanisms to facilitate communication between the Applicant, City of Sydney Council and the community	Not Used	Not Used	Not Used	Not Used	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	<p>(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 Community Communication Strategy must:</p> <p>(i) identify people to be consulted during the design and construction phases;</p> <p>(ii) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(iii) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(iv) set out procedures and mechanisms:</p> <ul style="list-style-type: none"> • through which the community can discuss or provide feedback to the Applicant; • through which the Applicant will respond to enquiries or feedback from the community; and • to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 					
C12	The amended CSSI CCS or project-specific Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work associated with the construction of the development.	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	<p>The information in condition C10 & C11 once satisfied must be submitted to the secretary.</p> <p>Evidence of this submission to be provided within 1 month of commencement</p>	Compliant
C13	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Approval from the secretary is to be provided for the Community Communication Strategy unless other timeframe is agreed to by the secretary.	Compliant
C14	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Post Construction	CC1	Certifying Authority construction certificate submission	Note	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
COMPLIANCE						
C15	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.	Prior to Construction	CC1	Certifying Authority construction certificate submission	Note	Compliant
CONSTRUCTION FRAMEWORK ENVIRONMENTAL MANAGEMENT PLAN						
C16	Prior to the issue of the relevant Construction Certificate, the Applicant shall:	Prior to Construction	CC1	Certifying Authority construction certificate submission	Updated CEMP or CFEMP prepared in accordance with this condition. Correspondence to be provided that the above has been submitted to the secretary. The above is required prior to CC1.	Compliant
	(a) amend the Construction Environmental Management Plan (CEMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CEMP must be submitted to the Planning Secretary and Certifying Authority, or	Prior to Construction	CC1	Certifying Authority construction certificate submission. Site inspection reports. Construction Compliance Reports Pre-Construction Compliance Report	Updated CSSI CEMP to include relevant SSD content and application. Correspondence to be provided that the above has been submitted to the secretary. The above is required prior to CC1.	Compliant
	(b) prepare a Construction Framework Environmental Management Plan (CFEMP) for the development, independent of the CEMP approved with the CSSI station works. A copy of the final CFEMP must be submitted to the Planning Secretary and Certifying Authority. The CFEMP must:	Not Used	Not Used	Not Used	Not Used	Compliant
	(i) describe the relevant stages and phases of construction including work programme outlining relevant timeframes for each stage/phase;					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(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 programmes required under this consent; and (ix) include arrangements for community consultation and complaints handling procedures during construction					
C17	In the event of any inconsistency between the consent and the CFEMP, the consent shall prevail.	Prior to Construction	CC1	Certifying Authority construction certificate submission	Note	Note
C18	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.	At all times	All	Certifying Authority construction certificate submission	Apply to CSSI CEMP SSD content. Updated CEMP to be provided prior to each CC.	Not Triggered
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT SUB-PLAN						
C19	Prior to the issue of the relevant Construction Certificate, the Applicant shall:	Prior to Construction	CC1	Certifying Authority construction certificate submission	Provide copy of the updated CPTMP in accordance with (a) or (b) of this condition.	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
					Correspondence to be provided that the above has been submitted to the secretary. Prior to CC1.	
	(a) amend, or prepare an addendum to, the relevant Construction Traffic Management Plans (CTMPs) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CTMP(s) must be submitted to the Planning Secretary and Certifying Authority, or	Prior to Construction	CC1	Certifying Authority construction certificate submission. Site inspection reports. Construction Compliance Reports Pre-Construction Compliance Report	CSSI CTMP updated to include relevant SSD content and application. Correspondence to be provided that the above has been submitted to the secretary. Prior to CC1.	Compliant
	(b) update the Construction Pedestrian and Traffic Management Plan (CPTMP) lodged with the SSD in consultation with the Sydney Coordination Office within TfNSW and provide a copy of the final CPTMP for the review and endorsement of the Coordinator-General, Transport Coordination, prior to the commencement of any works on site. The CPTMP shall include, but not be limited to, the following:	Not used	Not used	Not used	Not used	Not Triggered
	(i) Consistency with the Construction Traffic Management Framework and Construction Traffic Management Plans prepared under CSSI 7400;					
	(ii) Loading and unloading details, including the locations of all proposed work zones;					
	(iii) Haulage routes;					
	(iv) Construction vehicle access arrangements;					
	(v) Proposed construction hours;					
	(vi) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements, distinguishing concrete pours from other construction activity and noting that construction vehicles would be restricted from using work zones on Castlereagh Street and Elizabeth Street during certain times of the day;					
	(vii) Construction programme, highlighting details of peak construction activities and proposed construction 'Staging';					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(viii) Details of specific measures to ensure the arrival of construction vehicles to the site does not cause additional queuing on Elizabeth Street, Hunter Street, Castlereagh Street and King Street;					
	(ix) Details of construction vehicle marshalling areas outside the CBD;					
	(x) Details of pedestrian and traffic management measures;					
	(xi) The staging of works and simultaneous construction with other projects in the precinct including the Sydney Light Rail Project, Sydney Metro City and Southwest and private development to mitigate the cumulative construction impacts of projects;					
	(xii) Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; and					
	(xiii) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.					
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN						
C20	Prior to the issue of the relevant Construction Certificate, the Applicant shall:	Prior to Construction	CC1		Provide copy of the CNVMP in accordance with (a) or (b) of this condition. Correspondence to be provided that the above has been submitted to the secretary. Prior to CC1.	Compliant
	(a) amend, or prepare an addendum to, the Construction Noise and Vibration Management Sub-Plan (CNVMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary and Certifying Authority, or	Prior to Construction	CC1	Certifying Authority construction certificate submission. Site inspection reports. Construction Compliance Reports Pre-Construction	Amemdmed CSSI CNVMP, updated with relevant SSD content and application. Correspondence to be provided that the above has been submitted to the secretary. Prior to CC1.	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
				Compliance Report		
	(b) prepare and implement a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development, independent of the CNVMP approved with the CSSI station works. A copy of the CNVMP must be submitted to the Planning Secretary and Certifying Authority. The Sub-Plan must include:	Not Used	Not Used	Not Used	Not Used	Not Triggered
	(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 noisy/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;					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(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. tool box talks, meetings etc).					
AIR QUALITY MANAGEMENT SUB-PLAN						
C21	Prior to the issue of the relevant Construction Certificate, the Applicant shall:	Prior to Construction	CC1		Air Quality Management Sub-Plan to be updated in accordance with (a) or (b) of this condition. Correspondence to be provided that the above has been submitted to the secretary. Prior to CC1.	Compliant
	(a) amend the Air Quality Management Sub-Plan (AQMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CNVMP must be submitted to the Planning Secretary and Certifying Authority, or	Prior to Construction	CC1	Certifying Authority construction certificate submission. Site inspection reports. Compliance Reports Pre-Construction Compliance Report	Update CSSI Occupational Health and Hygiene plan, as this considers the intended items listed in Part b.	Compliant
	(b) prepare an Air Quality Management Sub-Plan (AQMP) for the development, independent of the AQMP approved with the CSSI station works. A copy of the AQMP	Not Used	Not Used	Not Used	Not Used	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	<p>must be submitted to the Planning Secretary and Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(i) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods);</p> <p>(ii) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</p> <p>(iii) mission statement;</p> <p>(iv) dust and VOCs/odour management strategies consisting of</p> <ul style="list-style-type: none"> • objectives and targets; • risk assessment; • suppression improvement plan. <p>(v) monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(vi) communication strategy; and</p> <p>(vii) system and performance review for continuous improvements.</p> <p>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 programme (e.g frequency, duration and method of monitoring) to be undertaken for the project.</p> <p>The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring programme and Reactive Management Strategy to ensure that the assessment criteria are met during the works.</p>					
WASTE MANAGEMENT PLAN						
C22	Prior to the issue of the relevant Construction Certificate, the Applicant shall:	Prior to Construction	CC1		<p>CWMP to be updated in accordance with (a) or (b) of this condition.</p> <p>Correspondence to be provided that the above has been submitted to the secretary.</p> <p>Prior to CC1.</p>	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(a) amend, or prepare an addendum to, the Construction Waste Management Sub-Plan (CWMP) applicable to the CSSI station works (CSSI 7400) to apply to the development. The amended CWMP must be submitted to the Planning Secretary and Certifying Authority, or	Prior to Construction	CC1	Certifying Authority construction certificate submission. Site inspection reports. Compliance Reports	Updated CSSI Waste Management Plan to include SSD content and application. Correspondence to be provided that the above has been submitted to the secretary.	Compliant
	(b) prepare a Construction Waste Management Sub-Plan (CWMP) for the development, independent of the CWMP approved with the CSSI station works. A copy of the CWMP must be submitted to the Planning Secretary and Certifying Authority. The Sub-Plan must include, as a minimum, the following elements:	Not Used	Not Used	Not Used	Not Used	Not Triggered
	(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): <ul style="list-style-type: none"> • a traffic plan showing transport routes within the site; • a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997 • the name and address of each licensed facility that will receive waste from the site (if appropriate). 					
PRE-CONSTRUCTION DILAPIDATION REPORTS						
C23	Unless already carried out under CSSI 7400 for all relevant affected adjoining buildings, infrastructure and roads, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers	Prior to Construction	CC1	Certifying Authority construction certificate submission	Pre-construction dilapidation report to be provided	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. A copy of the report is to be forwarded to the Certifying Authority and each of the affected property owners.			Pre-Construction Compliance Report	from structural engineer.	
C24	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Note – this is only applicable where the dilapidation reports not in C23 cannot be completed due to not obtaining access to the neighbouring sites.	Compliant
C25	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the applicant. Damage must be fully rectified by the applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	At all times	CC1	Certifying Authority construction certificate submission	Note – any damage to assets to be rectified prior to OC.	Not Triggered
UTILITY SERVICES						
C26	Prior to the commencement of work the applicant is to obtain written approval from the utility authorities (electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Written approval to be provided for the relevant utility providers where the proposed works will impact their assets – CC1	Compliant
CONTACT TELEPHONE NUMBER						
C27	Prior to the commencement of the works, the Applicant shall forward to the Certifying Authority a 24 hour telephone number to be operated for the duration of the construction works.	Prior to Construction	CC1	Certifying Authority construction certificate submission Pre-Construction Compliance Report	Statement to be provided which confirms the 24 hour contact number – prior to commencement.	Compliant

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
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.	Construction	CC1	Certifying Authority construction certificate submission	Permit to be provided prior to its installation.	Compliant
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:	Prior to Construction	CC1	Certifying Authority construction certificate submission	Hoarding approval to be provided prior to installation.	Compliant
	(a) architectural, construction and structural details of the design as well as proposed artwork					
	(b) 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.	Prior to Construction	CC1	Certifying Authority construction certificate submission	NER structural certification and structural works inspection certificate to be provided prior to CC1	Compliant
SCHEDULE 2 PART D - DURING CONSTRUCTION						
CONSTRUCTION HOURS						
D1	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction	N/A	Site inspection reports. Compliance Reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
	(a) between 7.00 am and 6.00 pm, Mondays to Fridays inclusive; and					
	(b) between 7.00 am and 5.00 pm, Saturdays.					
D2	No work may be carried out on Sundays or public holidays.	Construction	N/A	Site inspection reports. Compliance Reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
D3	Activities may be undertaken outside of these hours if required:	Construction	N/A	Site inspection reports.	Statement to be provided from the builder which	Not Triggered
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			Compliance Reports	confirm compliance with this condition will be achieved.	
D4	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	N/A	Site inspection reports. Compliance Reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
IMPLEMENTATION OF MANAGEMENT PLANS						
D5	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	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
DEMOLITION						
D6	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Construction	N/A	N/A – no demolition works being carried out	N/A – no demolition works being carried out	Not Triggered
VIBRATION CRITERIA						
D7	Vibration caused by construction at any residence or structure outside the Site must be limited to:	Construction	N/A	Site inspection reports. Compliance Reports Audit reports Monitoring Reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
	(a) for structural damage vibration, British Standard BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from groundborne vibration					
	(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)					
	(c) vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above					
	(d) these limits apply unless otherwise outlined in the amended CSSI CNVMP or the project-specific CNVMP (Condition C21).					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
D8	The Applicant must undertake trial testing of vibration intensive equipment that is identified as having the potential to exceed the vibration criteria identified to ensure it is not exceeded at any residence or structure outside the subject site.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
NO OBSTRUCTION OF PUBLIC WAY						
D9	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.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
EXTERNAL LIGHTING						
D10	External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the Certifying Authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Certificate to be provided from electrical engineer confirming compliance with this condition	Not Triggered
SITE NOTICE						
D11	D11. 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:	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
	(a) minimum dimensions of the notice are to measure 841mm x 594mm (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.					
CONTACT TELEPHONE NUMBER						
D12	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.	Construction	N/A	Site inspection	Statement to be provided from the	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
				reports. Compliance Reports Audit reports	builder which confirm compliance with this condition will be achieved.	
APPROVED PLANS TO BE ON-SITE						
D13	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available for perusal by any officer of the Department or the Certifying Authority.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
COVERING OF LOADS						
D14	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.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
VEHICLE CLEANSING						
D15	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.	Construction	N/A	Site inspection reports. Compliance Reports Audit reports	Statement to be provided from the builder which confirm compliance with this condition will be achieved.	Not Triggered
SCHEDULE 2 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.	Prior to Occupation	OC	Compliance Reports Audit reports	Note – OC to be obtained prior to use.	Not Triggered
RIGHT OF ACCESS						
E2	Prior to the issue of any Interim or Final Occupation Certificate, a documentary Right of Access (or similar) is to be created and registered on the Title of the subject land, benefitting the users of the future "South Site" for access to the bicycle parking, end-of-trip facilities and loading services within the "North Site", pursuant to either Section 88B or 88E of the Conveyancing Act 1919. The Right of Access is to be defined in stratum over all corridors, paths, lifts and stairs giving access to relevant areas including services, loading facilities, waste management areas, bicycle parking and end of trip facilities.	Prior to Occupation	OC	Compliance Reports Audit reports	Registered right of access in accordance with 88b or 88e to be provided.	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
PUBLICLY ACCESSIBLE THROUGH SITE LINK						
E3	Prior to the issue of the final Occupation Certificate, the pedestrian through-site link between Elizabeth Street and Castlereagh Street must be available for public access between 6:00am and 10:00pm daily. High quality signage must be erected and maintained, adjacent to both access points and suited to the surrounding materials and finishes, stating the opening hours.	Prior to Occupation	OC	Compliance Reports Audit reports	Confirmation to be provided	Not Triggered
PROTECTION OF PUBLIC INFRASTRUCTURE						
E4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Prior to Occupation	OC	Site inspection reports Relevant consultation records	Site inspection reports Relevant consultation records	Not Triggered
	(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.					
FREIGHT AND SERVICING						
E5	Prior to the issue of the relevant Occupation Certificate, the Applicant must submit a Loading Dock Management Plan in order to manage the freight and servicing associated with the development.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Final LDMP to be approved by TfNSW. Evidence of endorsement to be provided.	Not Triggered
E6	The Loading Dock Management Plan shall include the following:	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Final LDMP to be approved by TfNSW. Evidence of endorsement to be provided.	Not Triggered
	(a) allocation of loading spaces;					
	(b) restrictions on delivery and operating times to ensure deliveries do not occur during times of peak pedestrian movements;					
	(c) controls on duration of stays;					
	(d) measures to ensure there is no queuing of delivery vehicles including details of alternate parking locations to redirect vehicles when queuing occurs;					
	(e) controls on the placement of skips, pallets, etc.;					
	(f) procedures for tradesman access and parking;					
(g) allocation of delivery times for residential removalists; and						
E7	The Applicant shall implement and use supply chain consolidation and off-site consolidation in conjunction with the development's on-site loading dock, to accommodate the development's servicing requirements, in consultation with the Sydney Coordination Office within TfNSW. The use of all these measures shall be maintained for the life of the development, or until such time as alternative arrangements are approved by TfNSW which continue to ensure that the freight and servicing task is accommodated wholly within the on-site loading dock.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Final LDMP to be approved by TfNSW. Evidence of endorsement to be provided.	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
E8	The Applicant shall provide resilience for the South Tower loading dock through the North Tower loading dock in contingency situations, for the life of the South Tower development, or until such time as alternative arrangements are approved by TfNSW which continue to ensure that the freight and servicing task is accommodated wholly within the South Tower loading dock.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Design Report	Not Triggered
ELECTRONIC CAD MODEL						
E9	Prior to a final Occupation Certificate being issued, an accurate 1:1 electronic CAD model of the completed development must be submitted to Council for the electronic Visualisation City Model. The data required to be submitted within the surveyed location must include and identify:	Prior to Occupation	OC	Certifying Authority occupation certificate submission	CAD model of the development to be submitted to Council in accordance with the requirements of this condition.	Not Triggered
	(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 artefact					
	(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					
E10	The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at http://www.cityofsydney.nsw.gov.au/development/applicationguide/application-process/model-requirements Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Development Consent.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Evidence of consultation associated with the model noted in E9 to be provided.	Not Triggered
PHYSICAL MODEL						
E11	Prior to the issue of the final Occupation Certificate being issued, an accurate 1:500 scale model of the development as constructed must also be provided to the City of Sydney for the City Model in Town Hall House The model must be constructed in accordance with the City of Sydney's Model Specifications. The Council's model maker must be consulted prior to the construction of the model. The model must be amended to reflect any modifications to this approval that affects the external appearance of the building.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Physical model to be completed of the site as noted in this condition and provided to Council. The model will need to be amended in line with any s4.55 impacting the exterior of the building in consultation with Council.	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
GREEN TRAVEL PLAN						
E12	To encourage travel modes other than private vehicle the Applicant shall prepare and implement a green travel plan and transport access guide for future employees and visitors. Details are to be submitted to the Certifying Authority prior to the issue of the final Occupation Certificate.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Green travel plan to be provided.	Not Triggered
WASTE MANAGEMENT PLAN						
E13	Prior to the commencement of use, an updated Waste Management Plan (WMP) shall be submitted to the Certifying Authority. The WMP must be prepared in consultation with Council and the EPA. The WMP must outline all measures that would be implemented to ensure the effective management of operational waste associated with the development. The WMP must outline how waste would be minimised, handled, stored and disposed of in accordance with the relevant guidelines and legislation. Prior to the commencement of use, a copy of the WMP must be submitted to the Planning Secretary.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Updated WMP to be provided which has been prepared in consultation with Council and the EPA. Once the above is satisfied it will need to be submitted to the secretary. Evidence of this submission to be provided.	Not Triggered
WASTE AND RECYCLING COLLECTION						
E14	Prior to the occupation or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Evidence of the contact with the waste contractor to be provided.	Not Triggered
POST-CONSTRUCTION DILAPIDATION REPORT						
E15	Unless otherwise carried out under the requirements of CSSI 7400, prior to the issue of an Occupation Certificate:	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Post-construction dilapidation report to be provided.	Not Triggered
	(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;				Evidence that the above report has been issued to the secretary and the affected property	
	(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:					

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and				owners is to be provided.	
	(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						
E16	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.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Relevant consultation records	Not Triggered
FIRE SAFETY CERTIFICATION						
E17	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.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Fire safety certificate to be provided. This must also be displayed in the building	Not Triggered
ENVIRONMENTAL PERFORMANCE						
E18	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 Conditions B23 and B24.	Prior to Occupation	OC	Certifying Authority occupation certificate submission	Evidence of compliance with conditions B23 and B24 to be provided.	Not Triggered
SCHEDULE 2 PART F - POST OCCUPATION						
FREIGHT AND SERVICING						
F1	The Applicant shall implement the Loading Dock Management Plan to manage the freight and servicing associated with the development.	Post Occupation	N/A	Certifying Authority occupation certificate submission Operational Compliance Report	Implementation inspections and audits	Not Triggered
F2	The Applicant shall implement and use supply chain consolidation and off-site consolidation in conjunction with the development's on-site loading dock, to accommodate the development's servicing requirements, in consultation with the	Post Occupation	N/A	Certifying Authority occupation	Implementation inspections and audits	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	Sydney Coordination Office within TfNSW. The use of all these measures shall be maintained for the life of the development, or until such time as alternative arrangements are approved by TfNSW which continue to ensure that the freight and servicing task is accommodated wholly within the on-site loading dock.			certificate submission Operational Compliance Report		
ANNUAL FIRE SAFETY STATEMENT						
F3	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.	Post Occupation	N/A	Certifying Authority occupation certificate submission Operational Compliance Report	Completed annual Fire Safety Statement	Not Triggered
NOISE CONTROL – GENERAL						
F4	Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:	Post Occupation	N/A	Certifying Authority occupation certificate submission Operational Compliance Report	Noise monitoring verification report	Not Triggered
	(a) transmission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and					
	(b) a sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055. <i>Note: The method of measurement of vibration being carried out in accordance with 'assessing Vibration; Technical Guidelines' – DEC (EPA) AS1055 for sound level measurements</i>					
F5	The Applicant shall implement a security management plan endorsed by TfNSW.	Post Occupation	N/A	Certifying Authority occupation certificate submission Operational Compliance Report	Completed Security Management Plan. Relevant consultation records with TfNSW.	Not Triggered
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.	Note	Note	Note	Note	Not Triggered
OTHER APPROVALS AND PERMITS						

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
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.	Note	Note	Note	Note	Not Triggered
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.	Note	Note	Note	Note	Not Triggered
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.	Note	Note	Note	Note	Not Triggered
AN5	Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.	Design and Construction	ALL CCs	Certifying Authority construction certificate submissions	To be satisfied prior to each CC.	Compliant
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.	Design and Construction	CC1 & CC2	Certifying Authority construction certificate submissions	To be satisfied prior to CC.	Compliant
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.	Construction and Operation	Note	Note	Note	Not Triggered
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	Construction and Operation	Note	Note	Note	Not Triggered

**SYDNEY METRO MARTIN PLACE STATION – INTEGRATED STATION DEVELOPMENT
NORTH TOWER PRE-CONSTRUCTION COMPLIANCE REPORT**

Condition / ID	Compliance Requirement	Development Phase	Construction Certificate	Monitoring Methodology	Evidence & Comments	Compliance Status
	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).	Prior to Construction	CC1	Certifying Authority construction certificate submission	Stamped Sydney Water plans to be provided prior to commencement.	Compliant

4.0 INCIDENTS

This document is the Pre-Construction Compliance Report and as such is the first report issued for the project. Therefore, there are nil incidents during the construction period to report.

5.0 COMPLAINTS

This document is the Pre-Construction Compliance Report and as such is the first report issued for the project. Therefore, there are nil complaints during the construction period to report.

6.0 APPENDICES

[Appendix A Compliance Report Declaration Form](#)

[Appendix B MPISD OSD Complaints Report](#)

[Appendix C MPISD OSD Incidents Report](#)

Compliance Report Declaration Form


Project Name	Sydney Metro Martin Place – North Tower
Project Application No.	SSD 9270
Description of Project	Construction and use of a 39-storey commercial tower above the northern entrance of the new Martina Place Metro Station
Project Address	5-19 Elizabeth Street, Sydney NSW 2000
Proponent	Macquarie Corporate Holdings Pty Ltd
Title of Compliance Report	Pre-Construction Compliance Report
Date	30/06/2021

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. The Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. The Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. The findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. Due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. The Compliance Report is an accurate summary of the compliance status of the development.

Notes:

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

Name	Daniel Brabant
Title	Design Director
Signature	
Qualification	Bachelor of Construction Management
Company	Lendlease Building
Company Address	Level 14, Tower Three, International Towers Sydney Exchange Place, 300 Barangaroo Avenue Barangaroo NSW 2000

[illegible]

[illegible]