

## Bank Street Commercial Wharf Independent Environmental Audit



### Assessment of Bank Street Commercial Wharf Against the MP 11\_0001 Condition of Approval

Audit Reference:	<b>12625 -01</b>
Audit Organisation:	<b>Christie Civil Pty Ltd</b>
Auditors:	<b>Annabelle Tungol, Lead Auditor, AQUAS</b>
Date of Audit:	<b>19 December 2019</b>
Draft Report Submitted:	<b>2 March 2020</b>
Final Report Submitted:	<b>6 March 2020</b>

# Amendment, Distribution & Authorisation Record

## Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Draft	2 March 2020	Draft submission to Project Manager	Lewis Glynn, Eve Anderson, Christie Civil
Final	6 March 2020	Final	Lewis Glynn, Eve Anderson

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

This report has been prepared by:

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Date: 06 March 2020

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<b>1. Executive Summary</b>	<b>4</b>
<b>2. Introduction</b>	<b>5</b>
2.1 Background	5
2.2 Project Details	6
2.3 Audit Team	6
2.4 Audit Objectives	7
2.5 . Audit Scope	7
2.6 Audit Period	7
<b>3. Audit Methodology</b>	<b>8</b>
3.1 Approval of Auditors	8
3.2 Audit scope development	8
3.3 Audit Process	8
3.3.1 Opening Meeting	8
3.3.2 Conduct of Audit	8
3.3.3 Closing Meeting	8
3.4 Interviewed Persons	8
3.5 Details of Site Inspection	9
3.6 Consultation	9
3.7 Audit Compliance Status Descriptors	9
<b>4. Document Review</b>	<b>10</b>
<b>5. Audit Findings</b>	<b>12</b>
5.1 Assessment of Compliance	12
5.2 Notices, Incidents and Complaints	12
5.3 Previous Audit Recommendations	13
5.4 Audit Findings and Recommendations	13
5.5 Audit Site Inspection	14
5.6 Suitability of Plans and the EMS	15
5.7 Key Strengths	15
<b>Appendices</b>	
<b>Appendix A.</b> Independent Audit Table	16
<b>Appendix B.</b> Auditor's Certificate	88
<b>Appendix C.</b> Independent Audit Declaration Form	89
<b>Appendix D.</b> Attendance Sheet	90

## 1. Executive Summary

This audit was completed to assess the compliance of Bank Street Commercial Wharf Project with the requirements of MP 11\_0001 Condition of Approval B8. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor) on 19 December 2019.

Overall, the project was generally compliant with the conditions of approval except for a non-compliant raised against Conditions B4 and B9 and which non-compliance against Condition A3 follows.

The scope of this audit was to review the compliance of dry works by Christie Civil Pty Ltd (contractor) against the requirements of the MP 11\_0001 Modification 3 Conditions of Approval Part A, B and C only, which was focus on the pre-construction compliance requirements.

The project demonstrated a satisfactory environmental performance in implementing mitigation measures on site based on the following key strengths noted during this audit:

- The Construction Environmental Management Plan (CEMP) and sub-plans have been developed and submitted to DPIE within the required timeframe;
- Environmental inspections have been undertaken weekly by the contractor;
- Internal and external communication mechanisms have been established;
- Consultations with the community and sensitive receivers were managed;
- The process for reporting incidents, complaints and non-conformances was in place; and
- Environmental mitigation measures have been implemented such as:
  - erosion and sedimentation i.e. sediment fence installed at the low point at the water side area)
  - dust suppression i.e. (trucks leaving site were covered, water cart in used);
  - rumble grids were installed at the site exit;
  - traffic controls; and
  - chemical stored in bunded and gas tanks were in a cage

### Summary of Audit Findings

Based on the conducted document and records review, interview with key personnel and site inspection, there were a total of 114 Conditions of Approval that have been reviewed during this audit under Part A, Part B, and Part C only. Out of these conditions, there were two (2) non-compliances raised, a total of 83 compliant items, and 29 not triggered items.

The following non-compliances were raised during this audit:

#### **Non-Compliances**

- **NC01- Condition A3** - Based on the 2 non-compliance against Condition of Approval B4 and B9, non-compliance to the condition A3 is also raised.
- **NC02 – Condition B4** - Non-compliance was raised due to lack of evidence to prove that all of its employees, contractors (and their sub- contractors) were made aware of the are instructed to comply with the Condition of Approval.

There were two opportunities for improvement raised on the inspection checklist and waste register.

Response to the audit findings were provided by the proponent prior to the finalisation of this report which were included in Section 5.4.

## 2. Introduction

### 2.1 Background

The Bank Street marina and wharf facilities will be built to provide an alternative site for the displaced Blackwattle Bay Marina which was moved from Pyrmont Bridge Road, Glebe to accommodate the development of the new Sydney Fish Market.

Transport for NSW is now responsible for the delivery of the Bank Street Marina project.

This is the initial audit conducted on this project Bank St Marina which is within 12 months from the commencement of construction. This audit was conducted to satisfy the following condition of approval:

#### **Condition B8 - Independent Environmental Audit**

No later than two weeks before the commencement of construction or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 190-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.

The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.

The environmental audit program of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:

- a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;
- b) assesses whether the development is complying with the terms of this Approval;
- c) reviews the adequacy of any document required under this Approval; and
- d) recommends measures or actions to improve the environmental performance of the development, improvements to any document required under this Approval.

Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.

*Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Secretary*

## 2.2 Project Details

Project Name	Bank Street Commercial Wharf
Project Application Number	MP11_0001 Modification 3 granted 12 December 2018
Project Address	5-11 Bank Street,
Project Phase	Construction Phase - 1 month from establishment Construction commencement 25 November 2019.
Project Description	<p>The project will include building wet land and dry land facilities for a marina and wharf at Bank Street, Pyrmont.</p> <ul style="list-style-type: none"> <li>- Wet land work will include a fixed wharf, floating pontoons and a publicly accessible timber walkway.</li> <li>- Dry land work will include: <ul style="list-style-type: none"> <li>o a demountable office building</li> <li>o a secured storage compound for LPG gas bottles to service stoves and BBQs on the vessels, 14 bins (3000 litres), and three ice machines</li> <li>o up to 11 storage single stacked shipping containers (approximately 50 cubic metres)</li> <li>o up to eight storage single stacked shipping containers (approximately 90 cubic metres),</li> <li>o wall-mounted business identification signage at the Bank Street frontage,</li> <li>o installation of a 5 kilolitre rainwater reuse tank,</li> <li>o protection measures for the ANZAC Bridge Pylon including fencing and bollards</li> <li>o a new vehicle crossover to Bank Street.</li> </ul> </li> </ul> <p>The facility has been approved for use of up to five years.</p> <p>There will also be a boardwalk to give public access to the waterway which will form part of the Bays walk.</p>

## 2.3 Audit Team

Details of the AQUAS environmental auditor for this audit are as follows:

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536

Refer to Appendix B for Auditor's Certificate and Appendix C for Independent Audit Declaration Form.

## 2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the Condition of Approval MP11\_0001, in accordance with:

- (a) the Independent Audit Program submitted to the Department under condition B8 of this approval; and
- (b) The requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (December 2018).

## 2.5 . Audit Scope

The scope of this audit comprised of the following review of the compliance of dry works only with Christie Civil Pty Ltd as contractor and auditee of this audit:

- Review of compliance against MP11\_0001 Modification 3 Part A, Part B and Part C only;
- Site inspection conducted on 19 December 2019;
- Review of documents and environmental records from 5 November 2019 – 9 December 2019; and
- Interview of site personnel.

Note that implementation of the CEMP and subplans as well as Statement of Commitments will be reviewed on the next scheduled audit as per the Audit Program.

## 2.6 Audit Period

This was the first independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records focused on the pre-construction compliance requirements and works covering construction works between 25 November 2019 and 19 December 2019 only.

It should be noted that this report is based on the results of sampling of review of records as well as review of site environmental controls on 19 December 2019.

## 3. Audit Methodology

### 3.1 Approval of Auditors

APP engaged AQUAS as independent environmental auditor to conduct this audit. The auditor details and certification were discussed in Section 2.3 of this report. Auditor's certificate is attached as **Appendix B**.

### 3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Conditions of Approval Requirements MP11\_0001 Modification 3. Refer to **Appendix A** of this report.

### 3.3 Audit Process

#### 3.3.1 Opening Meeting

An opening meeting was held on 19 December 2019 at 9:00am with Christie Civil Pty Ltd project team and AQUAS auditor as per the Audit Attendance Sheet. Refer to **Appendix D** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit;
- Overview of the Project and status of the works;
- Overview of the audit process in accordance with the proposed Audit Program.

#### 3.3.2 Conduct of Audit

Audit activities included the following:

- Reviewed the project documentation (CEMP and its sub-plans) to verify compliance with the Conditions of Approval MP11\_0001 Modification 3;
- Conducted a site walk to review implementation of mitigation measures and environmental controls;
- Conducted the audit following the checklist that was prepared based on the Conditions of Approval by interviewing personnel and review of records provided as evidence of compliance; and
- Any identified findings during this day of audit were discussed during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

#### 3.3.3 Closing Meeting

The closing meeting was held on 19 December 2019 at 1:00pm with representatives from Christie Civil Pty Ltd. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditor acknowledged the cooperation, openness and hospitality of the project team during the conduct of this audit.

### 3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Simon Xin	Christie Civil Pty Ltd	Site Engineer
Thomas Caruana	Christie Civil Pty Ltd	Project Manager

Name	Organisation	Position
Mohammad Hameed	Christie Civil Pty Ltd	Project Manager

### 3.5 Details of Site Inspection

A site walk around the construction area was conducted with focus on the following controls:

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening;
- Traffic management,
- Noise management;
- Heritage items;
- Site Compound and ancillary facilities;
- Site signage; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix A**.

### 3.6 Consultation

Consultation with stakeholders was not conducted during this audit. Consultation will be conducted on the next scheduled audit.

### 3.7 Audit Compliance Status Descriptors

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

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

## 4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Community and stakeholder engagement plan June 2019
- Bank Street Commercial Wharf - Construction Environmental Management Plan 28 October 2019 Version 001
- Construction Traffic Management Plan Bank Street Commercial Wharf – Dry Works November 2019
  - o Appendix B1 Noise and Vibration Management Sub-Plan Bank Street Commercial Wharf November 2019
  - o Appendix B2 Stormwater Management Sub-Plan Bank St Commercial Wharf November 2019
  - o Appendix B3 Waste Management Sub-Plan Bank St Commercial Wharf November 2019
  - o Appendix B4 Air Quality and Odour Management Sub-Plan Bank St Commercial Wharf October 2019
  - o Appendix B5 Unexpected Finds Management Plan Bank Street Commercial Wharf October 2019
  - o Appendix B6 Asbestos Management Plan Bank Street Commercial Wharf October 2019
  - o Appendix B5 Acid Sulfate Soils Management Plan November 2019
- Long Service Levy \$11,785 Receipt #00402913 dated 31/10/2019
- Crown Certificate by Group DLA dated 22/11/2019 Certificate Number GDL180180
- B2 – Department Notification' (Aconex Mail Number: C Civil-GCOR-000095)
- Pre-construction Compliance Report was submitted to DPIE on 21 November 2019
- [www.rms.nsw.gov.au/projects/bankstreet.index.html](http://www.rms.nsw.gov.au/projects/bankstreet.index.html)
- Independent Environmental Audit Program 2019 and submitted to DPIE on 8/11/2019
- Architectural project Drawing were submitted to and accepted by Certifier DLA on 1 November 2019
- Design Certificate of Approval and Structural Drawings (Aconex mail number: C Civil-GCOR-000028)
- Commercial Wharf Design Certification – CC1 Civil Services
- Architectural Design Statement (Aconex mail number: C Civil-GCOR-000028)
- Landscape Plan final design was developed and Submitted to PCA accepted on 4/11/2019.
- Flooding impacts statement issued by WS&P on 8/11/2019
- Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)
- Stormwater pollution trap design was submitted to and accepted by PCA on 4/11/2019.
- WS&P document dated 13 September certifying that the project will comply with the requirements of B17.
- E2 Footway Damage Bank Guarantee & Stamped Bank Guarantee (Aconex Mail Number: C Civil-GCOR-000066).
- Christie Civil Pre-Construction Dilapidation Report (Aconex mail number: C Civil-GCOR-000018)
- Reflectivity design report submitted to and accepted by PCA on 31/10/2019.
- Bicycle parking included in Site Design Drawings submitted to and accepted by PCA on 1/11/2019
- Outdoor lighting requirements were submitted to and accepted by PCA on 6/11/2019
- BCA Logic Access Assessment Report Rev 2 (Aconex Mail Number: C Civil-GCOR-000076)
- WSC Stamped Plans and Sydney Water Tap in Approval (Aconex Mail Number: C Civil-GCOR-000082)
- Christie Civil Design Statement of Demolition (Aconex mail number: C Civil-GCOR-000024)

- Christie Civil Hoarding Design Statement (Aconex mail number: C Civil-GCOR-000046)
- B29.30.42 – Road Opening Permit Email' (Aconex Mail Number: C Civil-GCOR-000080)
- Craig and Rhodes Survey Plan [102 15G S01 [00] (Aconex mail number: C Civil-GCOR-000090).
- B42 – Driveway email' (Aconex Mail Number: C Civil-GCOR-000080)
- Christie Civil Design Statement regarding Road Changes (Aconex mail number: C Civil-GCOR-000046)
- Christie Civil statement regarding Ausgrid Requirements (Aconex mail number: C Civil-GCOR-000024)
- Foreshore walkway requirements were submitted to and accepted by PCA on 4/11/2019.
- Letter from DPIE dated 15/1/2019 considering the requirements of B12, B45 and B46.

## 5. Audit Findings

This audit was completed to assess the compliance against pre-construction requirements of MP11\_0001 Modification 3 (Parts A, B and C only) and environmental controls established by Christie Civil Pty Ltd.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	83
Non-Compliant	2
Not Triggered	29

### 5.1 Assessment of Compliance

Overall, the project was compliant with the Conditions of Approval MP11\_0001 Modification 3 Parts A, B and C. The project demonstrated a satisfactory environmental performance in implementing environmental mitigation measures on site.

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	26	Compliant – 16
		Non-Compliant – 1
		Not Triggered – 9
Part B – Prior To The Commencement Of Works	46	Compliant – 41
		Non-Compliant – 1
		Not Triggered – 4
Part C – During <b>Construction</b>	42	Compliant – 26
		Non-Compliant – 0
		Not Triggered – 16
Total Requirements	114	Compliant – 83
		Non-Compliant – 2
		Not Triggered – 29

### 5.2 Notices, Incidents and Complaints

Christie Civil Pty Ltd noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents that constitute material harm to the environment have occurred to date.

A Complaints Register is in place where complaints details were recorded including resolution reached.

### 5.3 Previous Audit Recommendations

This is the first Independent Environmental Audit for Bank Street Commercial Wharf project against MP11\_0001 Modification 3.

No previous findings.

### 5.4 Audit Findings and Recommendations

The following table summarised the non-compliance and opportunities for improvement against MP11\_0001 Modification 3 conditions with auditor's recommendations. This table also included the contractor's response in addressing the non-compliances and opportunities for improvement raised during this audit

Finding No.	Condition of Consent Requirement	Audit Findings / Recommendation / Proponent Response
<b>Non-compliances</b>		
NC-01	Condition A3 - Terms of Approval The development may only be carried out: a) in compliance with the conditions of this approval;	Based on the 2 non-compliance against Condition of Approval B4 and B9, non-compliance to the condition is also raised.  It is recommended to close out all non-compliances raised against the conditions of approval to comply with this condition.  Auditee's Response 4 March 2020: The non-compliance and opportunities for improvement raised during this audit were addressed accordingly.
NC-02	Condition B4 - Compliance The Proponent 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 Approval relevant to activities they carry out in respect of the development.	Non-compliance was raised due to lack of evidence to prove that all of its employees, contractors (and their sub-contractors) were made aware of and are instructed to comply with the Condition of Approval.  It is recommended to include in the induction package wordings about the awareness of the compliance on the Conditions of Approval  Auditee's Response 4 March 2020: Induction Powerpoint was updated detailing the compliance of employees, contractors and sub-contractors to the conditions of approval.

Finding No.	Condition of Consent Requirement	Audit Findings / Recommendation / Proponent Response
<b>Opportunities for Improvement</b>		
OFI-01	Condition C12 Implementation of Management Plans The Proponent must ensure the requirements of the Construction Environmental Management Plan, Construction Noise and Vibration Management Plan, Construction Pedestrian Traffic Management Plan and Construction Waste Management Plan required by Part B of this Approval are implemented during construction.	Opportunity for improvement to include in the inspection checklist graffiti, tree protection (flora & fauna), heritage protection.  Auditee's Response 4 March 2020: Weekly EHS checklist to include protection of Flora and Fauna, protection of heritage items and graffiti.
OFI-02	Condition C13- Waste Management Notwithstanding C14 above, the Proponent must ensure that: a) all waste generated by the development is classified and managed in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009; b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; e) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and f) concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.	Opportunity to create a waste register to easily track wastes.  Auditee's Response 4 March 2020: Waste tracking register was created.

## 5.5 Audit Site Inspection

The site inspection was conducted at 9:30am on 19 December 2019 by AQUAS auditor assisted by Christie Civil Pty Ltd environmental team. Activities during the inspection were continuing site establishment works, drainage works and concrete pouring.

The site environmental controls and mitigation measures were evidently implemented on site i.e. dust management, soil and erosion sedimentation controls, delineation of site works, storage and handling of hazardous chemicals on site, dust suppression, general housekeeping, heritage building and piers protection, and wastes management. No issues were raised during the site inspection.

Please refer to photos of the site inspection in **Appendix A**.

### 5.6 Suitability of Plans and the EMS

The CEMP and sub-plans were generally compliant with the requirements of the Conditions of Approval.

Christie Civil Pty Ltd Environmental Management System (EMS) was robust with strengths in communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

Implementation of the CEMP and subplans will be reviewed on the next audit.

### 5.7 Key Strengths

The project demonstrated a satisfactory environmental performance in developing based on the following:

- The Construction Environmental Management Plan (CEMP) and sub-plans have been developed and submitted to Certifying Authority and DPIE within the required timeframe;
- Environmental inspections have been undertaken weekly by the contractor;
- Internal and external communication mechanisms have been established;
- Consultations with the community and sensitive receivers were managed;
- The process for reporting incidents, complaints and non-conformances was in place; and
- Environmental mitigation measures have been implemented such as:
  - erosion and sedimentation i.e. sediment fence installed at the low point at the water side area)
  - dust suppression i.e. (trucks leaving site were covered, water cart in used);
  - rumble grids were installed at the site exit;
  - traffic controls; and
  - chemical stored in bunded area and gas tanks were in a cage.

## Appendix A. Independent Audit Table

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<b>PART A - ADMINISTRATIVE CONDITIONS</b>			
1	A1	<p>Obligation to Minimise Harm to the Environment</p> <p>A1 In addition to meeting the specific performance measures and criteria in this approval, 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.</p>	<p>Environmental controls were installed onsite i.e. erosion and sedimentation controls, dust management by water cart, the construction area was secured, street sweeper as need, no hazardous chemicals stored onsite.</p>		Compliant
2	A2	<p>Development Description</p> <p>Except as amended by the conditions of this approval, development approval is granted only to carrying out the development as described in Schedule 1.</p>	Noted.		Compliant
3	A3	<p>Terms of Approval</p> <p>The development may only be carried out:</p>	<p>This audit only included review of the Pre-Construction Compliance</p>	<p>Based on the 2 non-compliance against Condition of Approval B4 and B9, non-</p>	<p>Non-compliant</p> <p>NC-01</p>

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>a) in compliance with the conditions of this approval;</p> <p>b) in accordance with all written directions of the Secretary;</p> <p>c) generally in accordance with the EA and PPR;</p> <p>d) modifications of the approval, including MP11_0001 MOD 1, as modified by MP11_0001 MOD 2, as modified by MP11_0001 MOD 3;</p> <p>e) amended Statement of Commitments; and</p> <p>f) in accordance with the approved plans in the table below:</p>	<p>Obligations and site controls noted during the conducted of this audit.</p> <p>Establishment of the work site commenced on 25 November 2019.</p> <p>The following were noted during this audit. Refer to each condition requirements for details.</p> <p>2- Non-compliant against conditions B4 &amp; B9</p> <p>Opportunities for improvements:</p> <ul style="list-style-type: none"> <li>- inspection checklist to include aspects i.e. heritage, graffiti, tree protection, waste etc.</li> <li>- waste register to be developed</li> <li>- Compliance Tracking Register to be developed in xls file for easier tracking</li> </ul>	compliance to the condition is also raised.	
4	A4	Secretary's Directions	No directions received from the Secretary.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>Consistent with the requirements in this approval, the Secretary may make written directions to the Proponent in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this Approval, including those that are required to be, and have been, approved by the Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> <p>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of approval or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</p>			
5	A5	<p>Inconsistency between Documents</p> <p>The conditions of this approval and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A3. In</p>	Noted		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of Approval or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</p>			
6	A6	<p>Development Expenses</p> <p>It is the responsibility of the Proponent to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.</p>	Noted		Compliant
		<b>Limits on Approval</b>			
7	A7	<p>This approval will lapse five years from the date of the approval unless the works associated with the development have physically commenced.</p>	Noted. The construction work commenced on 25 November 2019.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
8	A8	The operation of this approval from the commencement of the operation of this use is restricted to a maximum of five years.	Noted		Compliant
9	A9	No dredging of the seabed is permitted.	Noted. No dredging on seabed.		Compliant
10	A10	No anti-fouling activities are permitted.	Noted. No anti-fouling activities are permitted.		Compliant
11	A11	No approval is given for heavy-duty industrial, shipyard type maintenance and restoration activities such as metal riveting, boiler-making and the like.	Noted.		Compliant
12	A12	The use of the abutment of the Glebe Island Bridge for any purpose is not permitted.	Noted		Compliant
13	A13	Prescribed Conditions  The Proponent must comply with all relevant prescribed conditions of development approval under Part 6, Division 8A of the EP&A Regulation.	Noted.		Compliant
14	A14	Long Service Levy  For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service	Long Service Levy \$11,785 Receipt #00402913 dated 31/10/2019.		

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Payments Corporation on their Helpline 13 1441.			
15	A15	Legal Notices Any advice or notice to the Approval authority must be served on the Secretary.	Noted. No legal advice received.		Not Triggered
16	A16	Review of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under Condition A18 and A19 and Condition 85; b) the submission of an incident report under Condition A20; c) the approval of any modification to the conditions of the approval; or d) the issue of a direction of the Secretary under Condition A4, the strategies, plans and programs required under this approval must be reviewed, and the Department must be notified in writing that a review is being carried out.  If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this approval	Noted. Not yet triggered at the time of audit.		Not triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>must be revised to the satisfaction of the Secretary.</p> <p>Where revisions are required, the revised document must be submitted to the Secretary for approval within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>			
17	A17	<p>Evidence of Consultation</p> <p>Where conditions of this approval require consultation with an identified party, the Proponent must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>i. a description of how matters raised by those consulted have been resolved to the satisfaction of both the Proponent and the party consulted; and</p>	<p>CEMP was developed with consultation records with Council (24/10/2019) EPA (4/11/2019), RMS (11/10/2019) and Marine Australia (6/11/2019).</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		ii. details of any disagreement remaining between the party consulted and the Proponent and how the Proponent has addressed the matters not resolved.			
18	A18	<p>Non-Compliance Notification</p> <p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Proponent becomes aware of any non-compliance. The PCA must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p>	Not triggered. No compliance recorded prior to this audit.		Not Triggered
19	A19	The notification must identify the development and the application number for it, set out the condition of Approval 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.	Not triggered. No compliance recorded prior to this audit.		Not Triggered
20	A20	<p>Incident Notification, Reporting and Response</p> <p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Proponent becomes aware of an incident. The notification must identify the</p>	Noted. No incident reported prior to this audit.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Condition A21, A22 and A23.</p>			
21	A21	<p>Written Incident Notification and Reporting Requirements</p> <p>A written incident notification addressing the requirements set out in Condition A20 must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Proponent becomes aware of an incident. Notification is required to be given under this condition even if the Proponent fails to give the notification required under Condition A20 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	Noted. No incident report to be written.		Not Triggered
22	A22	<p>Written Incident Notification Requirements</p> <p>Written notification of an incident must:</p>	Noted.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the proponent became aware of the incident; e) identify any actual or potential non-compliance with conditions of Approval; f) describe what immediate steps were taken in relation to the incident; g) identify further action that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident.			
23	A23	Incident Report Requirements  Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Proponent must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements below, and such further reports	Noted.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>as may be requested. The Incident Report must include:</p> <ul style="list-style-type: none"> <li>a) a summary of the incident;</li> <li>b) outcomes of an incident investigation, including identification of the cause of the incident;</li> <li>c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>d) details of any communication with other stakeholders regarding the incident.</li> </ul>			
24	A24	<p>Monitoring and Environmental Audits</p> <p>Any condition of this approval that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 28 of Part 6 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on</p>	<p>This is the initial Environmental Audit conducted for the project.</p> <p>Monitoring program will be reviewed on the next audit.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		compliance with the Approval 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 Approval or the environmental management or impact of the development.			
25	A25	<p>Applicability of Guidelines</p> <p>References in the conditions of this approval 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 approval.</p> <p>However, consistent with the conditions of this approval and without altering any limits or criteria in this approval, the Secretary may, when issuing directions under this approval 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.</p>	Noted in the Crown Certificate and design reports.		Compliant
26	A26	Revised Statement of Commitments	Noted. Statement of Commitments are included in the Modification 3 of		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Within 3 months of the date of this approval, the Proponent shall submit revised Statement of Commitments to the Secretary for approval.	the MP11_0001 granted on 12/1/2018.		
<b>PARTB PRIOR TO THE COMMENCEMENT OF WORKS</b>					
27	B1	<p>Crown Building Work</p> <p>Crown building work cannot be commenced unless the Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at:</p> <p>a) the date of the invitation for tenders to carry out Crown building work; or</p> <p>b) in the absence of tenders, the date on which the Crown building work commences.</p>	<p>Crown Certificate by Group DLA dated 22/11/2019 Certificate Number GDL180180</p> <p>Actual Construction commence on 25 November 2019.</p>		Compliant
28	B2	<p>Notification of Commencement</p> <p>The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.</p> <p>If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of</p>	<p>Notification to DPIE was sent on 15 November 2019 notifying DPIE that site establishment will commence on 18 November 2019 then construction works followed on 25 November 2019 after the release of crown Certificate.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		commencement and the development to be carried out in that stage.	B2 – Department Notification’ (Aconex Mail Number: C Civil-GCOR-000095)		
29	B3	<p>Community Communication Strategy</p> <p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Proponent, City of Sydney Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following completion of construction:</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>a) identify people to be consulted during the design and construction phases;</li> <li>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>d) set out procedures and mechanisms:</li> </ul>	<p>Approval Letter from DPIE dated 24/6/2019.</p> <p>Submitted 4 Feb 2019 and revised dated 17 June 2019</p> <p>Community and stakeholder engagement plan (Aconex mail number: APP C-GCOR-000024)</p> <p>Complaints Register hard copy only one complaint recorded regarding use of potable water as dust suppression on 12/12/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>(i) through which the community can discuss or provide feedback to the Proponent;</p> <p>(ii) through which the Proponent will respond to enquiries or feedback from the community; and</p> <p>(iii) 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.</p> <p>The Community Communication Strategy must be submitted to the Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communications Strategy has been approved by the Secretary, or within another timeframe agreed with the Secretary.</p> <p>The Community Communication Strategy, as approved by the Secretary, must be implemented for a minimum of 12 months following the completion of construction.</p>			
30	B4	Compliance	No evidence that all of its employees, contractors (and their	Non-compliance was raised due to lack of evidence to	Non-compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		The Proponent 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 Approval relevant to activities they carry out in respect of the development.	sub- contractors) were made aware of the are instructed to comply with the Condition of Approval.	<p>prove that all of its employees, contractors (and their sub-contractors) were made aware of the are instructed to comply with the Condition of Approval.</p> <p>Recommended to include in the induction package wordings about the awareness of the compliance on the Conditions of Approval</p>	NC-02
31	B5	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction.</p> <p>The Pre-Construction Compliance Report must include:</p> <p>a) details of how the terms of this approval that must be addressed before the commencement of construction have been complied with; and</p>	<p>Pre-construction Compliance Report was submitted to DPIE on 21 November 2019 through the compliance email.</p> <p>The PCCR was also submitted to and accepted by the certifier for approval on 21 November 2019.</p> <p>PCCR (this document)</p> <p>(Aconex mail number C Civil-GCOR-000100)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>b) the expected commencement date for construction.</p> <p>Construction Compliance Reports must be submitted to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Secretary.</p> <p>The Construction Compliance Reports must include:</p> <p>a) a results summary and analysis of environmental monitoring;</p> <p>b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;</p> <p>c) details of any review of the CEMP and the Environmental Management Strategy and</p>			

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>associated sub-plans as a result of construction carried out during the reporting period;</p> <p>d) a register of any modifications undertaken and their status;</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this approval; and</p> <p>g) any other matter relating to compliance with the terms of this approval or requested by the Secretary.</p>			
32	B6	<p>Complaints and Enquiries Procedure</p> <p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquiries may be sent; and</p>	<p>CCS has the complaints procedure. RMS is dealing with all the complaints.</p> <p>Complaint Register by Christie Civil none recorded yet.</p> <p>Card to be given to the community which has the RMS email address for complaints and community concerns. Toll number 1800 560 789</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		c) an email address to which electronic complaints and enquiries may be transmitted.	<p>Email: <a href="mailto:bankstreet@rms.nsw.gov.au">bankstreet@rms.nsw.gov.au</a></p> <p>Community and stakeholder engagement plan (Aconex mail number: APP C-GCOR-000024)</p>		
33	B7	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction and until the completion of all works under this Approval, or such other time as agreed by the Secretary, the Proponent must:</p> <p>a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:</p> <p>i. the documents referred to in Condition A3 of this Approval;</p> <p>ii. all current statutory approvals for the development;</p> <p>iii. all approved strategies, plans and programs required under the conditions of this Approval;</p> <p>iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or</p>	<p>Website for the project was set up.</p> <p><a href="http://www.rms.nsw.gov.au/projects/bankstreet.index.html">www.rms.nsw.gov.au/projects/bankstreet.index.html</a></p> <p>RMS manages the website.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>programs approved under the conditions of this Approval;</p> <p>v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this Approval, or any approved plans and programs;</p> <p>vi. a summary of the current stage and progress of the development;</p> <p>vii. contact details to enquire about the development or to make a complaint;</p> <p>viii. a complaints register, updated monthly;</p> <p>ix. audit reports prepared as part of any independent environmental audit of the development and the Proponent's response to the recommendations in any audit report;</p> <p>x. any other matter required by the Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Secretary.</p>			
34	B8	<p>Independent Environmental Audit</p> <p>No later than two weeks before the commencement of construction or within another timeframe agreed with the Secretary, a program of independent environmental audits</p>	<p>Independent Environmental Audit Program was developed and submitted to DPIE on 8/11/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>must be prepared for the development in accordance with AS/NZS ISO 190-2014: Guidelines for Auditing • Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>The environmental audit program of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <ul style="list-style-type: none"> <li>a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</li> <li>b) assesses whether the development is complying with the terms of this Approval;</li> <li>c) reviews the adequacy of any document required under this Approval; and</li> <li>d) recommends measures or actions to improve the environmental performance of the</li> </ul>	<p>Program of independent audits prepared by a suitably qualified person was submitted and acknowledged by DPE on the 8/11/2019. PCA confirmed B8 condition satisfied on the 8/11/2019. (RE: RMS Bank Street   MP 11_0001 Mod 3 – Satisfaction of Condition B8 and A24)</p>		

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>development, improvements to any document required under this Approval.</p> <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p> <p>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Secretary.</p>			
35	B9	<p>External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings (new works) must comply with the relevant requirements of the BCA.</p> <p>Before the commencement of the relevant works, the Proponent 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</p>	<p>Architectural project Drawing were submitted to and accepted by Certifier DLA on 1 November 2019.</p> <p>Architectural Letter of Compliance (Aconex mail number: C Civil-GCOR-000037)</p> <p>Compliance Statement letter dated 13/9/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Proponent must provide a copy of the documentation to the Certifying Authority and to the Secretary within seven days after the Certifying Authority accepts it.</p>			
36	B10	<p>Structural Details</p> <p>Prior to the commencement of the relevant works, the Proponent shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> <li>a) the relevant clauses of the BCA; and</li> <li>b) the Project Approval.</li> </ul>	<p>Christie Design Certificates by Tonkin for Dry Works dated 17 October 2019.</p> <p>Structural Australian Standard Certificate was sent to GroupDLA on 4/11/2019 and acceptance of certifier dated 4/11/2019.</p> <p>Design Certificate of Approval and Structural Drawings (Aconex mail number: C Civil-GCOR-000028)</p>		Compliant
37	B11	<p>Access from Bank Street</p> <p>Prior to the commencement of the relevant works, the Proponent shall submit to the Certifying Authority amended plans to improve the pedestrian and vehicular movement from Bank Street as follows:</p> <ul style="list-style-type: none"> <li>a) the vehicle access/driveway crossover from Bank Street (Foreshore Vehicle and</li> </ul>	<p>Submitted to Certifier Group DLA and accepted on 8/11/2019 Bank Street Commercial Wharf Design Certification – CC1 Civil Services which cover the requirement of B11.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>Pedestrian Access), including ingress and egress points from Bank Street and internal manoeuvring shall fully comply with the requirements of Australian Standard AS 2890.2 including the required 300mm clearance.</p> <p>Amended plans detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of the works.</p>	<p>Architectural Design Statement (Aconex mail number: C Civil-GCOR-000028)</p>		
38	B12	<p>Landscaping of the Site</p> <p>A detailed Landscape Plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Secretary prior to the commencement of the relevant land-based works. The Landscape Plan must include:</p> <ul style="list-style-type: none"> <li>a) location of existing and proposed structures on the site including trees (if applicable)</li> <li>b) details of earthworks, including mounding and retaining walls and planter boxes (if applicable)</li> <li>c) location, number and type of plant species</li> </ul>	<p>Landscape Plan final design was developed and Submitted to PCA accepted on 4/11/2019.</p> <p>Landscaping details submitted to and approved by DPIE 15/1/2019.</p> <p>(Aconex Mail Number: GroupDLA-GCOR-000010).</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>d) details of planting procedure and maintenance</p> <p>e) details of drainage and watering systems</p> <p>f) details of maintenance.</p> <p>.</p> <p>Details demonstrating compliance with this condition must be submitted to Council and the Certifying Authority prior to the commencement of works.</p>			
39	B13	<p>Flooding Impacts</p> <p>In order to provide protection from flooding, the design shall be amended to incorporate the following:</p> <p>a) flood compatible materials and finishes must be adopted throughout the ground floor. Particular attention should be directed at ensuring that the inundation of the ground floor will not damage plant equipment;</p> <p>b) power supply points and mechanical, electrical and communications equipment, and storage cabinets should be located a minimum of 0.5 m above the projected 1% AEP 'high' 2050 water level (i.e. a minimum elevation of 2.3 m AHO);</p>	<p>Flooding impacts statement issued by WS&amp;P on 8/11/2019 and submitted and accepted by Certifier on 11/11/2019.</p> <p>WS&amp;P Design Certification (Aconex Mail Number: C Civil-GCOR-000058)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>c) the provision of appropriate signage, properly stowed emergency life rings in the identification of an emergency muster point/ safe refuge area to address the issue of the public safety of pedestrians accessing the timber boardwalk from flooding from Blackwattle Bay; and</p> <p>d) clear access to ensure the safe evacuation of staff and visitors to an emergency muster point/ safe refuge area in the event of a large flood.</p> <p>Amended plans detailing compliance with (a) and (b) above must be submitted for the approval of the Certifying Authority prior to the commencement of works relating to the land-based component of the project.</p> <p>Amended plans detailing compliance with (c), (d) and (e) above must be submitted for the approval of the Certifying Authority prior to the commencement of works relating to the water-based component of the project.</p>			
40	B14	<p>Maritime Archaeology</p> <p>If the scope of works of the development is altered in any way that will directly impact on the seafloor, including piling and any other services, an assessment of the impacts must be undertaken by a suitably qualified maritime</p>	Not triggered by Dry works contractor		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		archaeologist in accordance with the relevant Heritage Division guidelines and separate approval obtained from the relevant Approval authority			
41	B15	<p>Stormwater Drainage</p> <p>The combined stormwater drainage capacity (i.e. piped and overland flow) must be designed in consultation with the City of Sydney Council to convey flow up to the 100 year ARI storm event and not exacerbate the current level of ponding in Bank Street adjacent to the north-east boundary of the site. The detailed design should consider the following factors:</p> <ul style="list-style-type: none"> <li>a) any relevant findings of the Blackwattle Bay Catchment Area Flood Study;</li> <li>b) future increases to Sydney metropolitan rainfall intensities (as identified in the NSW Government's Practical Consideration of Climate Change); and</li> <li>c) the requirements of the City of Sydney Council's Draft Stormwater Drainage Design Code in relation to the flow conditions along any overland flow path during a 100 year ARI storm event (maximum depth 0.2 m; maximum velocity 1 m/s).</li> </ul> <p>Engineering drawings detailing compliance with the above must be submitted for the approval</p>	<p>Stormwater Drainage design drawings were submitted to PCA and accepted on 4/11/2019.</p> <p>WS&amp;P document dated 13 September certifying that the stormwater is compliant with City of Sydney Council Technical requirements</p> <p>Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		of the Certifying Authority prior to the commencement of land-based works.			
42	B16	<p>Stormwater Quality - Stormwater Pollution Trap</p> <p>A stormwater drainage pollution trap designed in accordance Environmental Action for Marinas, Boatsheds and Slipways (OEH June 2007) must be provided. The trap must be capable of collecting litter, sediments and hydrocarbons to treat runoff from all hard-paved areas prior to discharge into Blackwattle Bay. Engineering drawings detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of land-based works.</p>	<p>Stormwater pollution trap design was submitted to and accepted by PCA on 4/11/2019.</p> <p>Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)</p>		Compliant
43	B17	<p>Water Conservation and Re-Use Measures</p> <p>In order to reduce the development's demand for portable water, the following water conservation and re-use measures must be adopted:</p> <p>a) a 5kl (minimum) rainwater tank to store stormwater runoff from the green roof area for re-use in toilets. The level of the tank outlet must be located at a minimum elevation of 2.3 m AHO (i.e. the projected 1% AEP 'high' 2050 water level plus a 0.5 m freeboard allowance) to</p>	<p>WS&amp;P document dated 13 September certifying that the project will comply with the requirements of B17. This was accepted by PCA on 4/11/2019.</p> <p>Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>prevent backflow from any sea level rise, 'tides, storm surges and/or waves from Blackwattle Bay;</p> <p>b) 4-star efficiency rated toilets, sinks, basins and bathroom taps and showers; and</p> <p>c) water saving devices, such as dual flush toilets and AAA rated flow regulators to all showers and taps should be installed in all areas to reduce water consumption and promote energy efficiency to reduce the project's water demands</p> <p>Plans detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of land-based works.</p>			
44	B18	<p>Footpath Damage Bank Guarantee</p> <p>Footpath Damage Bank Guarantee calculated on the basis of 50 linear metres of the asphalt site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Footpath Damage Bank Guarantee must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site. The guarantee must be lodged with Council prior to issue of a Construction Certificate.</p>	<p>A bank guarantee of \$24,500 broken up to 90% and 10% based on the Performance Bond – Condition E2 Footway Damage Bank Guarantee. Bank Stamped by COS to confirm proof of a receipt and issued to PCA for approval and approved on 11/11/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.	E2 Footway Damage Bank Guarantee & Stamped Bank Guarantee (Aconex Mail Number: C Civil-GCOR-000066)		
45	B19	<p>Photographic Record / Dilapidation Report - Public Domain</p> <p>Prior to the commencement of works, a photographic recording of the public domain site frontages must be prepared and submitted to the Certifying Authority's satisfaction. The recording must include clear images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows:</p> <p>a) a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;</p> <p>b) each image is to be labelled to identify the elements depicted, the direction that the</p>	<p>Dilapidation Reports for Bank Street Rev 8.</p> <p>Submitted to PCA and accepted on 25/10/2019.</p> <p>Christie Civil Pre-Construction Dilapidation Report (Aconex mail number: C Civil-GCOR-000018)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>image is viewed towards, and include the name of the relevant street frontage;</p> <p>c) each image is to be numbered and cross referenced to a site location plan; and</p> <p>d) a summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;</p> <p>e) include written confirmation, issued with the authority of both the Proponent and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the Proponent and the photographer must be included.</p>			
46	B20	<p>Reflectivity</p> <p>The visible light reflectivity from building materials used on the facades of any buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. A</p>	<p>Reflectivity design report submitted to and accepted by PCA on 31/10/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the commencement of the relevant works.	Architectural Letter of Compliance (Aconex mail number: C Civil-GCOR-000028)		
47	B21	<p>Bicycle Parking</p> <p>A minimum of 5 bicycle parking spaces are to be provided for staff.</p> <p>Documentation demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the commencement of the relevant works.</p>	<p>Bicycle parking included in Site Design Drawings submitted to and accepted by PCA on 1/11/2019.</p> <p>Architectural Drawings (Aconex mail number: C Civil-GCOR-000024)</p>		Compliant
48	B22	<p>Outdoor Lighting</p> <p>All outdoor lighting (including any signage illumination) shall comply with, where relevant, AS 1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the commencement of the relevant works.</p>	<p>Outdoor lighting requirements were submitted to and accepted by PCA on 6/11/2019.</p> <p>Design Intent Certificate' (V2, BSE) (Aconex mail number: C Civil-GCOR-000050)</p>		Compliant
49	B23	<p>Access for People with Disabilities</p> <p>Access and facilities for people with disabilities must be designed in accordance with the 8CA.</p>	Access for people with disabilities requirements submitted to and accepted by the PCA on 13/11/2019.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	BCA Logic Access Assessment Report Rev 2 (Aconex Mail Number: C Civil-GCOR-000076)		
50	B24	<p>Sydney Water Assets</p> <p>Building plans must be stamped and approved by Sydney Water prior to the issue of a Crown Building Works Certificate, due to the proximity of works to Sydney Water assets.</p> <p>For further assistance, please visit <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> or telephone 13 20 92.</p>	<p>Sydney Water Asset were stamped by Sydney Water on 6/09/2019 TAPIN: TIR 723037</p> <p>WSC Stamped Plans and Sydney Water Tap in Approval (Aconex Mail Number: C Civil-GCOR-000082)</p>		Compliant
51	B25	<p>Requirements of Public Authorities</p> <p>The Proponent must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services are the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities must be submitted to the satisfaction of the</p>	<p>Requirement for public authorities were submitted to and accepted by PCA on 7/11/2019.</p> <p>SC12039-Bank street, Pyrmont Certified Design' (Aconex mail number: C Civil-GCOR-000056)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Certifying Authority prior to the commencement of the relevant works.			
52	B26	<p>Demolition Works</p> <p>Demolition work must comply with the provisions of Australian Standard AS2601:2001 The Demolition of Structures (Standards Australia, 2001). The work plans by AS2601:2001 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 shall be submitted to the Certifying Authority prior to the commencement of works.</p>	<p>Demolition works requirements were submitted to and accepted by PCA on 1/11/2019.</p> <p>Christie Civil Design Statement of Demolition (Aconex mail number: C Civil-GCOR-000024</p>		Compliant
53	B27	<p>Approved Plans to be On-Site</p> <p>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, Council or the Certifying Authority.</p>	<p>Approved plans were available on site.</p>		Compliant
54	B28	<p>Hoarding</p> <p>A separate application under section 138 of the Roads Act 1993 is to be made to the relevant</p>	<p>Hoarding requirements were submitted to and accepted by PCA on 4/1/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <p>a) architectural, construction and structural details of the design as well as proposed artwork; and</p> <p>b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</p> <p>Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of land-based construction works on site.</p>	<p>Christie Civil Hoarding Design Statement (Aconex mail number: C Civil-GCOR-000046)</p>		
55	B29	<p>Barricade Permit</p> <p>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 prior to the commencement of land-based work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.</p>	<p>Barricade Permit requirements were submitted to PCA and accepted on 14/11/2019</p> <p>Road opening permit form RMS #42891 – for driveway and for water connection RMS#42892.</p> <p>‘B29.30.42 – Road Opening Permit Email’ (Aconex Mail Number: C Civil-GCOR-000080)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
56	B30	<p>Road Occupancy Licence</p> <p>A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of the road network. The ROL allows the Proponent to use a specified road space at approved times, provided certain conditions are met. The Proponent must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.</p>	<p>Road opening permit form RMS #42891 – for driveway and for water connection RMS#42892.</p> <p>B29.30.42 – Road Opening Permit Email’ (Aconex Mail Number: C Civil-GCOR-000080)</p>		Compliant
57	B31	<p>Maritime Exclusion Zone</p> <p>The Proponent shall contact RMS at least four weeks prior to the establishment of any maritime exclusion zone and provide details of the start and end dates for the maritime exclusion zone and associated construction activities. Details should be sent to maritimeplanning@rmsw.nsw.gov.au.</p>	<p>Maritime exclusion zone not applicable for DRY Works.</p>		Not Triggered
58	B32	<p>Construction Licence</p> <p>If required, the Proponent shall ensure is has obtained a Construction Licence from RMS in respect to any required occupation of RMS land</p>	<p>Construction license from RMS not applicable</p>		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		during construction, prior to the commencement of works.			
59	B33	<p>Service Vehicles</p> <p>Adequate space must be provided to allow manoeuvring and turning of the different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 - 2002 Off-Street Parking Part 2: Commercial vehicle facilities. Details must be submitted to and approved by the Certifying Authority prior to the commencement of works.</p>	<p>Service Vehicles requirements were submitted included in the WS&amp;P report dated 13/09/2019 to and accepted by PCA 4/11/2019.</p> <p>Civil Design Certification and Drawings (Aconex mail number: C Civil-GCOR-000047)</p>		Compliant
60	B34	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of works, the Proponent shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifying Authority. The CEMP must:</p> <p>a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;</p>	<p>CEMP was developed with consultation records with Council (24/10/2019) EPA (4/11/2019), RMS (11/10/2019) and Marine Australia (6/11/2019). The CEMP was submitted to PCA 20/11/2019. Submitted to DPIE on 19/11/2019. Email letter of acceptance from DPIE on 20/11/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>b) describe all activities to be undertaken on the site during site establishment and construction of the development;</p> <p>c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;</p> <p>d) detail statutory and other obligations that the Proponent 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;</p> <p>e) be prepared in consultation with the Council, EPA, DPI, RMS, TNSW, Ports Authority and include specific consideration of measures to address any requirements of these agencies during site establishment and construction;</p> <p>f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</p> <p>g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts;</p> <p>h) document and incorporate all relevant environmental management plans, control</p>	<p>CEMP Rev C (Aconex mail number: CCivil-GCOR-000099)</p> <p>Separate audit will be conducted for the review of the implementation of CEMP which is scheduled in March 2020.</p>		

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>plans, studies and monitoring programs required under this part of the Approval; and</p> <p>i) include arrangements for community consultation and complaints handling procedures during construction.</p> <p>In the event of any inconsistency between the Approval and the CEMP, the Approval shall prevail.</p> <p>Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Secretary.</p>			
61	B35	<p>Construction Pedestrian Traffic Management Plan</p> <p>Prior to the commencement of works, a Construction Pedestrian Traffic Management Plan (CPTMP) prepared by a suitably qualified person shall be endorsed by TNSW (Sydney Coordination and Metro Delivery Offices) and submitted to the Certifying Authority. The CPTMP must be prepared in consultation with Council, TNSW (Sydney Coordination and Metro Delivery Offices) and RMS. The CPTMP shall address (but not be limited to):</p>	<p>CTMP was developed with consultation records with Council (24/10/2019) and RMS (11/10/2019)</p> <p>Submitted to DPIE on 11/11/2019. Email letter of acceptance from DPIE on 14/11/2019. Submitted to and accepted by the PCA on 14/11/2019.</p> <p>Construction Pedestrian Traffic Management Plan Rev 2 (C Civil-GCOR-000085)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<ul style="list-style-type: none"> <li>a) location of the proposed work zone;</li> <li>b) haulage routes;</li> <li>c) construction vehicle access and traffic control arrangements;</li> <li>d) proposed construction hours;</li> <li>e) estimated number of construction vehicle movements</li> <li>f) any changes required to on-street parking;</li> <li>g) construction program;</li> <li>h) consultation strategy for liaison with surrounding stakeholders</li> <li>i) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction;</li> <li>j) cumulative construction impacts of projects including considering any traffic and pedestrian management plans prepare for these projects to ensure that work activities are coordinated and managed to minimise impacts on the road network;</li> <li>k) measures to ensure construction vehicles do not arrive at the site or surrounding areas outside approved hours;</li> </ul>			

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>l) measures proposed to mitigate any associated general traffic, public transport, pedestrian access and cyclist impacts/conflicts; and</p> <p>m) measures to encourage public transport use and other non-car travel options by construction workers.</p> <p>Prior to the commencement of works, a copy of the CPTMP must be submitted to Council and the Secretary</p>			
62	B36	<p>Construction Noise and Vibration Management Plan</p> <p>Prior to the issue of the relevant Crown Building Works Certificate, a Construction Noise and Vibration Management (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CNVMP must be prepared in consultation with, and address the relevant requirements of, Council and the EPA. The CNVMP shall address (but not be limited to):</p> <p>a) be prepared in accordance with the EPA's Interim Construction Noise Guideline</p> <p>b) identify nearby sensitive receivers and land uses;</p>	<p>CNVMP was developed and submitted to DPIE on 14/11/2019 and accepted by email on 15/11/2019.</p> <p>Submitted to Council on 24/10/2019 and submitted to and accepted by PCA on 15/11/2019.</p> <p>Construction Noise and Vibration Management Plan Rev D (Aconex Mail Number: C Civil-GCOR-000089)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>c) identify the noise management levels for the project;</p> <p>d) identify the construction methodology and equipment to be used and the key sources of noise and vibration;</p> <p>e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration;</p> <p>f) be consistent with and incorporate all relevant recommendations and mitigation measures outlined in the Acoustic Assessment report (Ref: TJ524-01F02 (r5)) dated 24 November 2017, and Response to comments dated 12 February 2018, both prepared by Renzo Tonin &amp; Associates;</p> <p>g) ensure all potentially impacted sensitive receivers are informed by letterbox drops prior to the commencement of construction of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for a construction community liaison officer; and</p> <p>h) include a suitable proactive construction noise and vibration monitoring program which aims to ensure the construction noise and vibration criteria in this Approval are not exceeded.</p>			

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Secretary.			
63	B37	<p>Waste Management Plan</p> <p>Prior to the commencement any construction (including demolition), a Waste Management Plan (WMP) must be prepared and submitted to the PCA. The WMP must:</p> <ul style="list-style-type: none"> <li>a) demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works;</li> <li>b) provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air;</li> <li>c) 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";</li> <li>d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is covered before leaving the Subject Site to prevent any spill, or</li> </ul>	<p>Waste Management Plan submitted to and accepted by PCA on 14/11/2019.</p> <p>Waste Management Sub-Plan Rev B (Aconex Mail Number: C Civil-GCOR-000086)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>escape of any dust, waste, or spoil from the vehicle or trailer;</p> <p>e) require that mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the Subject Site, is removed before the vehicle, trailer or motorised plant leaves the Subject Site;</p> <p>f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour; and</p> <p>The design and management of waste must comply with the requirements of City of Sydney Development Control Plan 2012.</p>			
64	B38	<p>Stormwater Management Plan</p> <p>Prior to the commencement of works a Stormwater Management Plan must be submitted to the Certifying Authority. This plan must include an Erosion and Sediment Control Plan and systems, processes and procedures for the implementation, operation and management of:</p> <p>a) temporary boundary treatment and stormwater overland flow path to direct any</p>	<p>Stormwater Management Plan was developed and submitted to and accepted by PCA on 15/11/2019.</p> <p>Council Consultation 24/10/2019</p> <p>EPA consultation 4/11/2019</p> <p>Submitted to DPIE on 14/11/2019 and accepted on 15/11/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>overflow from Bank Street around the works area;</p> <p>b) procedures for management of any spills; and</p> <p>c) management of all excess spoil and construction wastes.</p> <p>A copy of the approved plan must be provided to the Secretary and Council prior to the commencement of works.</p>	<p>Stormwater Management Sub-Plan Rev D (Aconex Mail Number: C Civil-GCOR-000089)</p>		
65	B39	<p>Acid Sulphate Soil Management Plan</p> <p>An Acid Sulphate Soil Management Plan shall be prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998). The Management Plan shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the land-based works.</p>	<p>Acid Sulphate Soil Management Plan was developed, submitted to and accepted by PCA on 6/11/2019.</p> <p>Acid Sulphate Soil Management Plan Rev B</p>		Compliant
66	B40	<p>Contamination</p> <p>Prior to the commencement of works, an Unexpected Contamination Finds Protocol (UFP) prepared by a suitably qualified and experienced expert shall be submitted to the</p>	<p>Unexpected find procedure was included in CEMP.</p> <p>EPA Consultation dated 8/11/2019</p> <p>Submitted and accepted by PCA on 8/11/2019.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>satisfaction of the EPA and the Certifying Authority.</p> <p>The UFP must be developed considering the findings of the Construction Environmental Management Plan - Proposed temporary maritime support facility, 5 Bank Street Pyrmont NSW (dated 8 May 2017) at Appendix R to the EIS. The UFP must include measures to deal with unexpected finds of asbestos containing materials and lead-based paint.</p> <p>The UFP must be implemented for the duration of the land-based construction works.</p>	Unexpected Finds Management Plan Rev B		
67	B41	<p>Preservation of Survey Marks</p> <p>All works in Council controlled streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box).</p> <p>a) Prior to commencement of construction, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.</p> <p>b) At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Senior</p>	<p>Preservation State Marks</p> <p>Survey Marks submitted on 13 to City of Sydney Council and accepted on 14/11/2019.</p> <p>Submitted and accepted by PCA on 14/11/2019.</p> <p>Craig and Rhodes Survey Plan [102 15G S01 [00] (Aconex mail number: C Civil-GCOR-000090).</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>Surveyor to arrange for the recovery of the mark.</p> <p>c) A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).</p>			
68	B42	<p>Vehicle Footway Crossing</p> <p>A separate application is to be made to, and approved by, Council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing in Bank Street and replacement of the footpath formation where any such crossings are no longer required.</p> <p>All disused or redundant vehicle crossings and laybacks must be removed and footway and kerb reinstated in accordance with Council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the issue of an Occupation Certificate.</p>	<p>Vehicle Footway Crossing</p> <p>Approval by Council Permit dated 13/11/2019 Permit number 42891.</p> <p>B42 – Driveway email' (Aconex Mail Number: C Civil-GCOR-000080)</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.			
69	B43	<p>Traffic Works</p> <p>Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Sydney Traffic Committee Local Pedestrian, Cycling and Traffic Calming Committee prior to any work commencing on site.</p>	<p>Traffic Works requirements letter No changes to public roads accepted by PCA on 4/11/2019</p> <p>Christie Civil Design Statement regarding Road Changes (Aconex mail number: C Civil-GCOR-000046)</p>		Not Triggered
70	B44	<p>Ausgrid</p> <p>Prior to the commencement of works on site, the Proponent shall submit to the satisfaction of the Certifying Authority documentation that confirms:</p> <p>a) All metal work within the easement site including metallic fencing, are to be locally earthed by a qualified electrician via a 50 sq mm stranded copper, insulated earth wire bonded to a copper-clad earth-stake driven at least 1.6 metres into the ground;</p> <p>b) Metallic fencing is generally not permitted to extend away from the easement site unless an insulating section is installed, at</p>	<p>Ausgrid requirements submitted to and accepted by PCA on 1/11/2019.</p> <p>Christie Civil statement regarding Ausgrid Requirements (Aconex mail number: C Civil-GCOR-000024)</p>		Compliant


Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		least 3 metres wide. This requirement maybe relaxed upon assessment of a supplied fencing design			
71	B45	<p>Foreshore Walkway</p> <p>A foreshore walkway is to be provided along the full length of the foreshore of the site. The walkway is to be:</p> <ul style="list-style-type: none"> <li>a) a minimum of 10 metres in width and located above the mean high water mark for its entire length</li> <li>b) open to the public 24 hours per day, 7 days a week</li> <li>c) designed as a shared pathway able to accommodate both pedestrians and cyclists</li> <li>d) designed to link with future foreshore access on adjoining properties. No cantilevering of buildings over the foreshore walk is permitted.</li> </ul>	<p>Foreshore walkway requirements were submitted to and accepted by PCA on 4/11/2019.</p> <p>Letter from DPIE dated 15/1/2019 considering the requirements of B12, B45 and B46.</p> <p>DPE Letter of Confirmation (Aconex mail number: APP C-GCOR-000024)</p>		Compliant
72	B46	Amended drawings demonstrating compliance with Condition 845 are to be submitted to and approved by the Secretary prior to the commencement of the relevant works. The drawings must illustrate the amended design of the driveway, ramp and associated landscaping, to ensure the foreshore walkway is a minimum	<p>Foreshore walkway requirements were submitted to and accepted by PCA on 4/11/2019.</p> <p>Letter from DPIE dated 15/1/2019 considering the requirements of B12, B45 and B46.</p>		Compliant


Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		of 10 m and unobstructed along the full length of the foreshore of the site.	<p>Ensure that the amended drawings are submitted to DPIE prior to works commencing.</p> <p>DPE Letter of Confirmation (Aconex mail number: APP C-GCOR-000024)</p>		
<b>Conditions of Development Consent – During Construction</b>					
73	C1	<p><b>Construction Hours - Standard</b></p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7 am and 6 pm, Mondays to Fridays inclusive;</p> <p>b) between 8 am and 1 pm, Saturdays.</p> <p>No construction work may be carried out on Sundays or public holidays. Activities may be undertaken outside of these hours if required:</p> <p>a) by the Police or a public authority (not the Proponent) for the delivery of vehicles, plant or materials; or</p>	<p>Adhere with this timing.</p> <p>Just commenced on 25 November 2019.</p> <p>Ongoing site establishment (site office and erosion and sediment controls, rumble grid yet to be completed) and early works – carting material offsite.</p> <p>Construction works included completion of the footings.</p> <p>No works outside working hours conducted to date.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</p> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p> <p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9 am to 12 pm, Monday to Friday;</p> <p>b) 2 pm to 5 pm, Monday to Friday; and</p> <p>c) 8.30 am to 12 pm, Saturday.</p>			
74	C2	<p><b>Noise and Vibration Management</b></p> <p>The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Environmental Management Plan.</p>	<p>Noise monitoring was conducted to confirm the CNVMP impacts. Results were within the expected impacts.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
75	C3	Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the Subject Site.	Noted		Compliant
76	C4	Heavy vehicles and oversized vehicles must not queue or idle on Bank Street outside of construction zones awaiting access to the Subject Site.	Noted		Compliant
77	C5	The Proponent must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	Respite period from 7-9 am and 12–2pm.		Compliant
78	C6	Vibration caused by construction at any residence or structure outside the subject site must be limited to:  a) for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings;	None conducted to date		Not Triggered


Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>b) for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure; and</p> <p>c) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.</p>			
79	C7	<p><b>Approved plans to be onsite</b></p> <p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the PCA.</p>	Approved plan on site.		Compliant
80	C8	<p><b>Site Notice</b></p> <p>A site notice(s) must be prominently displayed at the boundaries of the Subject 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:</p>	Site notice complied with this requirement.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>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;</p> <p>b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>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</p> <p>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.</p>			
81	C9	<p><b>Site Contamination Issues During Construction</b></p> <p>Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.</p>	Not triggered		Not Triggered



Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
82	C10	<b>SafeWork NSW Requirements</b> To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	Register of plants and operators licenses. Records of plant inspections were sighted at the site.  Pre-start toolbox talks conducted daily.  Site was fenced and secured.		Compliant
83	C11	<b>Hoarding/Fencing Requirements</b> The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.	Fencing requirements were implemented as per designed and approved by PCA.   Site Compound		Compliant
84	C12	<b>Implementation of Management Plans</b> The Proponent must ensure the requirements of the Construction Environmental Management Plan, Construction Noise and	Implementation of Management Plan was noted on early works and site establishment.	Opportunity for improvement to include in the inspection checklist graffiti, tree	Compliant


Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Vibration Management Plan, Construction Pedestrian Traffic Management Plan and Construction Waste Management Plan required by Part B of this Approval are implemented during construction.	Inspection conducted daily and weekly. E.g. dated 16/12/2019.	protection (flora & fauna), heritage protection.	Opportunity for Improvement  OFI-01
85	C13	<b>Waste Management</b> Notwithstanding C14 above, the Proponent must ensure that: a) all waste generated by the development is classified and managed in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009; b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; e) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and	Waste dockets yet to be received for the material disposed offsite concrete and green waste. Using RMS Waste and Recycling Data Form.	Opportunity to create a waste register to easily track wastes.	Compliant  Opportunity for Improvement  OFI-02

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		f) concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.			
86	C14	<b>Asbestos and Hazardous Waste Removal</b> Any existing filling on the site must be assessed for the presence of asbestos materials during construction. All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Proponent must ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	Not triggered		Not Triggered
87	C15	Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be provided before waste classification, disposal or site validation is undertaken.	Not triggered		Not Triggered
88	C16	<b>Covering of Loads</b> 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.	Noted. Process noted in CEMP.		Compliant


Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
					
89	C17	<b>Vehicle Cleansing</b> 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.	No mud tracking noted during the site inspection conducted in this audit.		Compliant
90		<b>Dust Control Measures</b> Adequate measures being taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted: a) Physical barriers being erected at right angles to the prevailing wind direction or being placed	Dust control was in place. Water spray to mitigate dust and it was noted that stockpiles will be covered with geofabric at the end of each shift day. No dust noted during inspection.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>around or over dust sources to prevent wind or activity from generating dust emissions;</p> <p>b) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed;</p> <p>c) All materials shall be stored or stockpiled at the best locations;</p> <p>d) The work area being dampened slightly to prevent dust from becoming airborne but not to the extent that runoff occurs;</p> <p>e) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;</p> <p>f) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive through washing bays (if applicable);</p> <p>g) Gates shall be closed between vehicle movements and shall be fitted with shade cloth; and</p> <p>h) Cleaning of footpaths and roadways shall be carried out regularly by manual dry sweep or by use of a cleaning vehicle.</p>			
91	C19	<b>Stockpile Management</b>	Stockpile on site will be covered with Goe-fabric over the holidays.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>The Proponent must ensure:</p> <ul style="list-style-type: none"> <li>a) stockpiles of excavated material do not exceed 4 metres in height;</li> <li>b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and</li> <li>c) suitable erosion and sediment controls are in place for stockpiles.</li> </ul>			
92	C20	<p><b>Erosion and Sediment Control</b></p> <p>All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.</p>	<p>Erosion and sedimentation control plan was implemented.</p> 		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
					
93	C21	<b>No Obstruction of Public Way</b> 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 Secretary to stop all work on site.	No obstruction on public way noted.		Compliant
94	C22	<b>Contact Telephone Number</b> The Proponent must 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.	Community card and on site notice.		Compliant
95	C23	<b>Operation of Plant and Machinery</b>	Daily log book of plant (excavator) was sighted.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<p>Copies of operator certificates records onsite.</p> <p>Service Report for the excavator Doosan DX140LCR date of service 16/11/2018.</p>		
96	C24	<p><b>Acid Sulfate Soils</b></p> <p>The Proponent must ensure that any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) excavated or otherwise disturbed during construction is managed in accordance with:</p> <p>a) the Acid Sulfate Soils Manual 1988 (NSW Acid Sulfate Soil Management Advisory Committee);</p> <p>b) the EPA's Waste Classification Guidelines 2014 (Part 4: Acid Sulfate Soils); and</p> <p>c) the Acid Sulfate Soils Management Plan required under condition B39.</p>	<p>Not triggered. No acid sulphate soil found to date or prior to this audit.</p>		Not Triggered
97	C25	<p><b>Bunding</b></p> <p>The Proponent shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's Storing and</p>	<p>All chemicals in bunded cage area.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Handling Liquids: Environmental Protection – Participants Handbook.			
98	C26	<b>Pollution of Waters</b> No approval is granted to pollute waters. All water discharge from the site must meet all requirements of the Protection of the Environment Operations Act 1997.	Noted. No water discharges from the site prior to this audit.		Compliant
99	C27	<b>Significant Fabric Protection</b> The Proponent must ensure significant building fabric identified as being at risk of damage is protected for the duration of construction from potential damage. Protection systems must be implemented to ensure that there is no unapproved removal or alteration of significant fabric or elements.	Noted during induction about the heritage areas that needs to be protected (i.e. kerb sandstone block, Anzac Bridge piers)		Compliant
100	C28	<b>Seawall Discovery During Excavation</b> If the former sea wall is exposed during excavation works an archaeologist must be	Not triggered.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		called to the site to record the location and the extent of the feature prior to its removal. A report should be submitted to the Heritage Branch at the Office of Environment and Heritage regarding the recording.			
101	C29	<b>Archaeological Monitoring and Reporting</b> The recommendations of the Due Diligence Aboriginal Archaeological Assessment prepared by AMAC Archaeological and Street Archaeological Services and dated May 2017 shall be adhered to during the course of the development.	Noted to be complied with. No unexpected finds to date.		Not Triggered
102	C30	<b>Impacts of Below Ground (Sub Surface) Works – Non-Aboriginal Objects</b> If during the course of construction, the Proponent becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) must cease immediately and the Heritage Council of New South Wales must be notified immediately and consulted with regard to the recommencement of works.	Non found to date, Not Triggered		Not Triggered
103	C31	<b>Impacts of Below Ground (Sub Surface) Works – Aboriginal Objects</b> If during the course of construction, the Proponent becomes aware of any previously	Non found to date		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and OEH informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works must not recommence until written authorisation from Office of Environment and Heritage is received by the Proponent.			
104	C32	<b>Water Safety and Navigation</b> The proposed construction works are not to interfere with the movement of seagoing ships unless agreed in advance with the Harbour Master. This requirement must be included in the Marine Traffic Management Plan required by the Harbour Master Approval issued by Sydney ports Corporation, dated 26 April 2013. Pursuant to the Harbour Masters Approval, the following is required: a) buoys are not to be laid in or adjacent to the shipping channels unless agreed in advance with Harbour Master; b) all buoys are to be fitted with lights; c) all vessels associated with the construction works are to have Response Plans for emergencies and spills;	Not triggered for Dry works		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>d) the Proponent must provide the Harbour Master with an “All Hours” contact number during construction of the facility;</p> <p>e) any marine spill (whether the spill occurs on water or occurs on land and subsequently enters the water) is to be immediately reported to Sydney Ports VTS on 9296 4000; and</p> <p>f) any material associated with the construction of the development that enters the water is to be immediately retrieved. Should the material not be retrieved, Sydney Ports will organise for its removal and recover the cost from the Proponent.</p>			
105	C33	<p><b>Loading and Unloading During Construction</b></p> <p>The following requirements apply:</p> <p>a) All loading and unloading associated with construction activity must be accommodated on site;</p> <p>b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council;</p> <p>c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to</p>	<p>All loading and unloading of construction materials were conducted within the site boundary.</p>		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities;</p> <p>d) In addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level; and</p> <p>e) The structural design of the building must allow the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.</p>			
106	C34	<p><b>Measures to prevent sediment disturbance of the seabed</b></p> <p>The Proponent shall ensure that all the proposed works are carried out in a way that minimises the disturbance of the seabed.</p> <p>Operation of vessels during construction over shallow areas is to be conducted during periods when there is sufficient water depth to avoid propeller dredging of the underlying sediment.</p>	Not Triggered. This audit was conducted on dry works only.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		Measures to avoid turbidity and scouring of the sea floor shall be implemented throughout construction works.			
107	C35	<p><b>Protection of Stone Kerbs</b></p> <p>The existing stone kerbs on the Bank Street frontage of the site are to be retained and properly protected during excavation and construction works.</p> <p>a) To avoid damage to stone kerbs during construction and / or excavation works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by City officers) must be re-installed in accordance with Council's standard details and specifications after the construction and / or excavation works have been completed.</p> <p>Note: A temporary concrete kerb will need to be constructed to retain the footpath and road access until the stone kerbs can be reinstalled. The removed stone kerbs are to be reinstalled prior to the issue of an Occupation Certificate.</p> <p>Note: All costs associated with the works are to be at no cost to the Council.</p>	Protection of the stone kerbs was noted in the induction.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>b) Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council's officers.</p> <p>c) Where new crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.</p> <p>d) All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by Council's officers. All unused stone kerbs are to be salvaged and returned to the Council's store.</p> <p>e) Council approval is required before kerbs are removed.</p>			
108	C36	<p><b>Use of Mobile Cranes</b></p> <p>Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.</p> <p>For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes, permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions</p>	Not triggered at the time of audit.		Not triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<p>and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.</p> <p>Special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes must not be delivered to the site prior to 7.00am without the prior approval of Council.</p>			
109	C37	<p><b>Access Driveways to Be Constructed</b></p> <p>Approved driveways are to be constructed for all vehicular access to the construction site in accordance with the requirements of Council's "Driveway Specifications" to the satisfaction of Council.</p>	Not triggered at the time of audit.		Not Triggered
110	C38	<p><b>Paving Materials</b></p> <p>The surface of any material used or proposed to be used for paving must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".</p>	Not triggered at the time of audit.		Not Triggered
111	C39	<p><b>Encroachments – Neighbouring Properties</b></p> <p>No portion of the proposed structure shall encroach onto the adjoining properties.</p>	Noted as per design and drawings.		Compliant

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
112	C40	<b>Encroachments – Public Way</b>  No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.	Noted as per design and drawings.		Compliant
113	C41	<b>Cost of Signposting</b>  All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the proponent.	Not triggered. No sign posting at the time of audit.		Not Triggered
114	C42	<b>Remediation work</b>  Remediation works are to be carried out in accordance with the approved site audit report 0503-1410 Bank Street, Pyrmont NSW prepared by JBS&G Australia Pty Ltd dated 28 April 2015 and Remedial Action Plan prepared by SLR Consulting Pty Ltd dated 23 April 2015, that were submitted to and approved by the Secretary on 17 August 2015, or as otherwise agreed to by the appointed EPA accredited site auditor.	Testing of materials commenced on materials going offsite and imported materials (Truck importing fill sheet and material quality testing records).  Remediation works not yet triggered at the time audit.		Not Triggered
5.1	<b>PARTD PRIORTO COMMENCEMENT OF THE USE /OPERATIONS</b>		Not part of this audit. Not yet triggered.		Not Triggered

Item #	CoA	Compliance Obligation	Audit Evidence	Audit Findings / Recommendation	Compliance Descriptor
		<b>PARTEPOST OCCUPATION OR DURING USE</b>	Not part of this audit. Not yet triggered.		Not Triggered
		<b>SCHEDULE 3 - REVISED STATEMENT OF COMMITMENTS</b>	Not Part of this audit. This will be reviewed on the next audit to be conducted in March 2020.		

## Appendix B. Auditor's Certificate



**Exemplar**  
Global  
Certification

Certifies

**Annabelle Tungol**

has satisfied all of the requirements for the grade of

**Lead Auditor**

In the Qualification Based

**Environmental Management Systems Auditor \***

with the following Scope of Certification

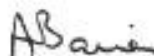
02. ISO14001:2015 Audit  
04. Environmental Report Verification

05. Compliance Audit

119536  
Certificate Number

24 Aug 2017  
Certificate Date

13 Nov 2019  
Expires



President and CEO  
Andrew Baines

\* certified individual has successfully transitioned to ISO 14001:2015

## Appendix C. Independent Audit Declaration Form

### Independent Audit Declaration Form


Project Name:	Bank Street Commercial Wharf
Consent Number:	MP11_0001 Modification 3
Description of Project:	A new marina and public space is being built by the NSW Government at 3 - 11 Bank Street, Pyrmont. The project is part of the Bays Precinct redevelopment which aims to develop a bustling public destination along the waterfront around Rozelle Bay.
Project Address:	3-11 Bank St Pyrmont NSW
Proponent:	Sydney Maritime Museum Ltd trading as Sydney Heritage Fleet
Title of Audit:	Independent Audit
Date:	19 December 2019

I declare that, to the best of my knowledge:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) 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
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	Annsabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global)
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

