

Prepared for
Mirvac Projects Pty Ltd

Prepared by
Ramboll Australia Pty Ltd

Date
29 August 2023

Project Number
318001755

INDEPENDENT ENVIRONMENTAL AUDIT

SSD 7874 HARBOURSIDE SHOPPING CENTRE, DARLING HARBOUR

INDEPENDENT ENVIRONMENTAL AUDIT SSD 7874, HARBOURSIDE SHOPPING CENTRE, DARLING HARBOUR

Revision **Final F1**
Date **29 August 2023**
Made by **Vanessa Perkins & Jenny Auld**
Checked by **Emily Rowe & David Ford**
Approved by **Victoria Sedwick**
Description **Independent Environmental Audit of SSD 7874,
Harbourside Shopping Centre**
Ref: **318001755**

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This document is issued to Mirvac Projects Pty Ltd for the purposes of an Independent Environmental Audit of the demolition of the development at Harbourside Shopping Centre, Darling Harbour. It should not be used for any other purpose.

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GLOSSARY

AQOMP	Air Quality Management Plan
CIP	Community Involvement Plan
CNVMP	Construction Noise and Vibration Management Plan
CoS	City of Sydney Council
DEMP	Demolition Environmental Management Plan
DNVMP	Demolition Phase-Construction Noise and Vibration Management Plan
DPE	NSW Department of Planning & Environment
DPIE	NSW Department of Planning, Industry & Environment (now DPE)
DTPMP	Construction Pedestrian and Traffic Management Plan
DWMP	Demolition Waste Management Plan
DWP	Demolition Works Plan
ESCP	Erosion and Sedimentation Control Plan
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EMS	Environmental Management System
EPA	NSW Environment Protection Authority
Hassarati	H&R Hassarati Pty Ltd
IADP	Interface & Access Deed Poll
IAPAR	Independent Audit Post Approval Requirements
IEA	Independent Environmental Audit
MOD	Modification
NC	Non-compliance
NSW	New South Wales
OFI	Opportunity for Improvement
OSTMP	Ongoing Site Treatment Management Plan
PDDR	Pre-Demolition Dilapidation Report
PMNSW	Place Management NSW
POEO	Protection of the Environment Operations
SSD	State Significant Development
TfNSW	Transport for NSW
UFP	Unexpected Finds Protocol

1. EXECUTIVE SUMMARY

Mirvac Projects Pty Ltd (Mirvac) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an Independent Environmental Audit (IEA) of the Harbourside Shopping Centre, Darling Harbour project, which is the first stage (Stage 1 demolition) of the redevelopment of Harbourside Shopping Centre.

The redevelopment was approved by the Minister for Planning and Public Spaces under delegation as Significant State Development 7874 (SSD 7874) dated 25 June 2021. The Applicant for the purpose of SSD 7874 is Mirvac Projects Pty Ltd. The IEA, which is the subject of this report, is required under Schedule 3, Conditions C46 to C51 of SSD 7874. There has been one modification of SSD 7874 (MOD 2) approved on 26 October 2022.

The redevelopment of the Harbourside Shopping Centre is split between several Development Consents. SSD 7874 is for the Stage 1 works of the redevelopment which includes demolition to the ground surface and is the subject of this initial audit (this Audit). Subsequent development consents will be issued for additional stages in the redevelopment including excavation and construction of the Harbourside Shopping Centre and will be subject to separate IEAs.

At the time of this Audit, demolition works were underway, having commenced on 6 February 2023. The Auditors understand that the Principal Contractor for Stage 1 of the development is H&R Hassarati Pty Ltd (Hassarati).

The objective of the Audit was to independently assess the environmental performance and compliance status of the project during the Audit Period. The Audit Period is from 25 June 2021 to 18 May 2023.

There have been nineteen community complaints received by Mirvac and one received by City of Sydney from the community during the Audit Period relating to a variety of issues including noise emissions (4), work outside approved hours of work (4), notifications (4) and dust emissions (5). Given the site's location, it is expected that there would be a number of complaints. The Auditors understand that Mirvac hold regular meetings with stakeholders to keep them informed of activities.

The Auditors consider management of the development by Mirvac and Hassarati to be of a generally high standard in relation to site management, environmental performance and documents/records management. The Auditors assessed the development to be compliant with Development Consent SSD 7874 except for eight non-compliances (NCs), of which seven are counted to avoid duplication of recommendations. Six recommendations have been made in relation to the non-compliances.

NC#	Condition ID	Non-compliance and Recommendation
NC1	A18	There is no evidence that the DNVMP under this consent was reviewed or revised to the satisfaction of the Planning Secretary following the issue of SSD 7874 MOD 2. Recommendation: Update the DNVMP to refer to the modified C12 consent condition and submit to the Department for approval.
NC2	B21	Evidence that the relevant approvals had been obtained under Section 138 of the Roads Act 1993 was not submitted to the Planning Secretary and Certifying Authority. Recommendation: Submit relevant approvals obtained from Place Management NSW to DPE, the Certifying Authority and Council.
NC3	C2	The Hassarati Site Notices met most some but not all of Condition C2 requirements with the following gaps: the builder; the Certifying Authority; the structural engineer; the approved hours of work; the name of the site/project manager; and the responsible managing company (if any) and its address. The 'After Hours Contact' phone number was not provided on all of the Site Notices (e.g. at the site entrance from the southern walkway). Mirvac subsequently updated the Site Notices and provided evidence that DPE were satisfied with the updated Site Notice. No recommendation is required following signage rectification.
NC4	C6 & C7	The Bunn Street Pedestrian Bridge demolition work was conducted outside of the approved hours of demolition and on a Sunday.

NC#	Condition ID	Non-compliance and Recommendation
		Recommendation: Do not conduct work outside the Condition C6 approved hours of work or on Sundays or public holidays unless it meets the circumstances described in Condition C8.
NC5	C13	Continuous unattended noise monitoring reports were submitted to DPE in one submission and not on a fortnightly basis. Recommendation: Implement a process to ensure the noise monitoring reports are submitted on a fortnightly basis.
NC6	C15	The development's noise limits were exceeded during the Audit Period. Recommendation: Endeavour to reduce noise levels below the approved noise limits. Consider reviewing the noise limits and/or Condition C15 requirements in consultation with DPE if the noise limits are considered unachievable.
NC7	C47	The Audit was not completed within 12 weeks of the commencement of construction/demolition and the Independent Audit Report was not submitted to DPE within 2 months of undertaking the site inspection. Recommendation: Conduct subsequent Independent Audits in accordance with the required schedule under IAPAR 2020.

Recommendations have been made in relation to ten (10) opportunities for improvement as follows:

Condition ID	Opportunity for Improvement
A13	An incident register was not provided. Recommendation: Ensure that an incident register is maintained throughout the development that includes fields to record and retain information required under SSD 7873 Condition A13 and A14 / Appendix 1.
B5	Mirvac do not have a procedure to ensure documentation is uploaded to the website throughout the project as required. Recommendation: Implement a procedure to ensure documentation throughout the project is uploaded as required on the website.
B9	The DEMP does not adequately address Condition B9(viii), (ix) and (x) requirements for the management of groundwater, stormwater control and discharge and water discharge management and protection of Darling Harbour. Given the close proximity of the site to Cockle Bay, Mirvac's initial uncertainty as to where two stormwater drains located within the site discharged to, the sensitivity of the receiving environment with respect to both the aquatic environment and high visibility to the public, it is considered that the site's stormwater control measures and discussion of water discharge management could be improved. Mirvac also advised that a Stormwater Management Plan would be prepared for Stage 2 of the development and bulk earthworks. Recommendation: Review and revise the DEMP to strengthen stormwater controls and discharge management including but not limited to: more frequent inspections of stormwater drains and maintenance to replace geofabric filters, improved inspection checklist, inspection of the stormwater discharge point(s) in Cockle Bay on a frequent basis (e.g. at the beginning and end of the day); and review and update the ESCP to reflect the actual erosion and sediment controls in place. Ensure that improved controls carry through to the next stage of the development, as applicable.
B17	The DWMP does not address Condition B17(b) requirements in sufficient detail. It also does not refer to managing waste in accordance with the <i>Protection of Environment Operations (Waste) Regulation 2014</i> , particularly Parts 4 and 7 for tracking of certain wastes and tracking and management of asbestos waste, respectively. Recommendation: Improve the DEMP / DWMP so that it addresses Condition B17(b) requirements, particularly the legal requirements associated with the removal of hazardous waste under Parts 4 and 7 of the <i>Protection of Environment Operations (Waste) Regulation 2014</i> , for tracking of certain wastes and tracking and management of asbestos waste, respectively.
C8	Mirvac believed Conditions C6 to C9 were compliant on the basis that the pedestrian bridge demolition works met the circumstances stipulated under Condition C8. However, the Auditors take a different view as there is insufficient documentation to support this. The out of hours work for the bridge demolition was not required by the Police or a public authority for the purpose of delivery of vehicles, plant or materials and it was not an emergency. The Auditors note that Condition C8 permits out of hours work only under very limited circumstances and there is no provision in the consent conditions to seek DPE approval for a variation except through seeking a modification to the consent conditions. Recommendation: Consult DPE to clarify condition C8 requirements. Consider seeking a modification to condition C8 or similar conditions in later SSDs for the development, that would allow permission to be given by DPE or other relevant authority for demolition or construction works to be conducted outside the approved hours under a wider range of circumstances than currently permitted under condition C8.
C10	Noise mitigation measures were implemented in accordance with the DNVMP but further noise mitigation is required in order to reduce noise levels below the development's construction noise management levels.

Condition ID	Opportunity for Improvement
	<p>Recommendation: Review mitigation measures and implement additional mitigation measures to reduce noise levels from construction activities to below the construction noise management levels.</p>
C11	<p>The noise monitoring reports do not include assessment of whether the noise was substantially tonal or impulsive in nature. There is no evidence that Acoustic Logic have complied with this requirement.</p> <p>Recommendation: Record when equipment is used such as the hydraulic hammer or demolition saw, that is likely to generate substantially tonal or impulsive noises, and provide this data to Acoustic Logic to adjust the measured noise level in accordance with condition C11 in a transparent manner.</p>
C13	<p>The noise monitoring reports do not consider the demolition activities that were being conducted during the monitoring periods or whether, for example, noises were tonal or impulsive, and they provide no explanation for why the HANML was exceeded from time to time, such as for example, the pedestrian bridge demolition work.</p> <p>Recommendation: Improve the noise monitoring analysis to include consideration of the demolition activities and the nature of the noise (e.g. tonal or impulsive) and explain why the HNAML was exceeded during the monitoring period, where applicable.</p>
C19	<p>Specific reference to the requirement for seepage or rainwater to not be pumped out to the street stormwater system has not been clearly detailed in the DEMP or sediment and erosion control plan.</p> <p>Recommendation: Update the DEMP to include reference that seepage or rainwater collected onsite must not be pumped to the street stormwater system. Consider review of the Cockle Bay site boundary to prevent water seeping from the site.</p>
C35	<p>No documentation has been provided to confirm the management of rainfall entering the rail corridor and/or assets.</p> <p>Recommendation: Establish and implement a management procedure to limit the discharge of rainfall into the rail corridor and assets.</p>

2. INTRODUCTION

2.1 Background

Mirvac Projects Pty Ltd (Mirvac) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an Independent Environmental Audit (IEA) of the Harbourside Shopping centre, Darling Harbour project, which is the first stage (Stage 1 demolition) of the redevelopment of Harbourside Shopping Centre.

The redevelopment was approved by the Minister for Planning and Public Spaces under delegation as Significant State Development 7874 (SSD 7874) dated 25 June 2021. The Applicant for the purpose of SSD 7874 is Mirvac Projects Pty Ltd. The IEA, which is the subject of this report, is required under Schedule 3, Conditions C46 to C51 of SSD 7874. There has been one modification of SSD 7874 (MOD 2) approved on 26 October 2022.

Under Schedule 3 of SSD 7874, the Development Consent Conditions are divided into four parts as follows:

- Part A Administrative Conditions
- Part B Prior to Commencement of Demolition Works
- Part C During Demolition
- Part D Post Demolition

The redevelopment of the Harbourside Shopping Centre is split between several Development Consents. SSD 7874 is for the Stage 1 works of the redevelopment which includes demolition to the ground surface and is the subject of this initial audit (this Audit). Subsequent development consents will be issued for additional stages in the redevelopment including excavation and construction of the Harbourside Shopping Centre and will be subject to separate IEAs.

At the time of this Audit, demolition works were underway, having commenced on 6 February 2023.

2.2 Audit Team

The Audit Team comprised Emily Rowe (Lead Auditor), Victoria Sedwick (alternative Lead Auditor), Vanessa Perkins (Auditor) and Jenny Auld (Assistant Auditor) of Ramboll. The Audit Report was prepared by Vanessa Perkins and Jenny Auld, reviewed by Emily Rowe and authorised by Victoria Sedwick.

2.3 Audit Objectives

The objective of the Audit was to independently assess the environmental performance and compliance status of the project during the Audit Period.

2.4 Audit Scope

The scope for this Audit is taken in accordance with SSD 7874 Conditions C46 – C51 as follows:

SSD 7874:

C46. An independent auditor must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

C47. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

C48. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.

C49. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under Condition C47;*

(b) submit the response to the Planning Secretary and the Certifying Authority and

(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

C50. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.

C51. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

2.5 Audit Period

This Audit is the initial Audit of this development. The Audit Period is from the issue of Development Consent SSD 7874 on 25 June 2021 to the date of the Audit site visit, 18 May 2023.

3. AUDIT METHODOLOGY

3.1 Selection and Endorsement of Audit Team

All of the Ramboll Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from Mirvac. Victoria Sedwick and Emily Rowe are certified Lead Auditors with Exemplar Global (Certificate No. 13180 and 204997, respectively). Vanessa Perkins is a certified Auditor with Exemplar Global (Certificate No. 420260). As required under the Conditions of Consent, endorsement of the Audit Team by DPE was provided in a letter dated 10/05/23 (**Appendix B**).

3.2 Independent Audit Scope Development

The scope for this Audit was developed to assess the development's environmental performance in relation to the construction conditions of SSD 7874, which included all post approval documents prepared to satisfy the conditions relevant to the construction stage of development. At the time of this audit, there had been one (1) approved modification of Consent Conditions.

In the Department's letter endorsing the Audit Team, DPE stated that "The IEA and report must be prepared, undertaken and finalised in accordance with Schedule 3, Conditions C46, C47, C49, C50 of the consent and the *NSW Government Independent Audit Post Approval Requirements 2020 (IAPAR)*. Failure to meet these requirements will require revision and resubmission."

The Auditors sought input from DPE, City of Sydney (CoS), Place Management NSW (PMNSW), TfNSW and the EPA to develop the scope of the Audit as discussed in **Section 3.5**.

3.3 Compliance Evaluation

The following forms of evidence were gathered during the conduct of the Audit:

- Site inspection of the Harbourside Shopping centre on 18 May 2023, which included the taking of photographs;
- Review of documents, reports and other records including approvals, reports prepared to satisfy the conditions, site inspection checklists, site photographs, site plans and drawings, as well as correspondence with agencies including DPE, CoS, PMNSW, TfNSW and the EPA;
- Interviews of site personnel during the site walkover on 18 May 2023 (refer Section 3.4);
- Review of documents posted on the internet including project website and DPE's NSW Planning Portal SSD 7874 websites.

3.4 Site Inspection and Interviews

The Harbourside redevelopment was inspected by Emily Rowe and Vanessa Perkins on 18 May 2023. The following personnel were present during the site visit and accompanied the Auditors during all or part of the site inspection:

- Nathan Cartwright – Mirvac (Development Manager)
- Steve Chamberlain – Mirvac (Senior Project Manager)
- Daniel Corry – Mirvac (Project Manager)
- Jason Andrews – Mirvac (Senior Project Engineer)
- Mark Ghabache – H&R Hassarati (Senior Site Manager)

3.5 Consultation

The Auditors undertook consultation in accordance with the IAPAR 2020 and the following authorities were consulted as shown in Table 1. The responses received are provided in **Appendix E**.

Table 1: Consultation with Authorities

Authority	Contact Details	Comment
DPE	DPE Planning Portal Samuel Condon, Senior Compliance Officer samuel.condon@planning.nsw.gov.au	Letter requesting consultation emailed to compliance@planning.nsw.gov.au on 17/05/23. No response was received from DPE in relation to this Audit. Ramboll subsequently sought to consult DPE in relation to the initial Audit for Stage 2 construction (SSD 38881729) and following factual review for this Audit, and had a telephone call with DPE on 15/08/23. Refer to Table 2 for DPE comments.
EPA	info@epa.nsw.gov.au	Letter requesting consultation emailed to the EPA's Environment Line on 17/05/23. No response was received from EPA.
Cit of Sydney (CoS)	Mia Music, Senior Planner mmusic@cityofsydney.nsw.gov.au	Letter requesting consultation email to Mia Music on 23/05/23 Email received on 25/05/23. Refer to Table 3 for CoS comments and the Auditors' response.
Place Management NSW	Antonio Goncalves Antonio.goncalves@property.nsw.gov.au	Letter requesting consultation email to Antonio Goncalves on 23/05/23 No response was received from PMNSW. The Auditor's consulted PMNSW in relation to Condition B21 requirements on 28/08/23.
Transdev	Tim Walton tim.walton@transdev.com.au	Letter requesting consultation email to Tim Walton on 23/05/23. No response was received from Transdev.
TfNSW	Bilal Zreika bilal.m.zreika@transport.nsw.gov.au	Letter requesting consultation email to Bilal Zreika on 23/05/23. Teleconference was undertaken with Bilal Zreika on 08/06/23. Refer to Table 4 for TfNSW comments.

Table 2: DPE Consultation

DPE Comment	Auditor Response
<p>The Auditors understood from DPE correspondence that DPE had received a number of complaints regarding the development, which the Auditors sought information on. DPE advised that they had received one complaint during this Audit Period in relation to the Site Notice in the period March to May. DPE do not typically forward complaint details to Proponents but did follow up on the issue of the Site Notice to have it corrected.</p> <p>The Auditors sought clarification in relation to Condition C8 and the circumstances under which demolition work may be conducted outside approved hours of demolition. DPE advised that out of hours works was only permitted under the circumstances specified in</p>	<p>The Auditors have taken DPE's response into consideration for Conditions C2 and C8.</p>

DPE Comment	Auditor Response
condition C8, being strictly for the delivery of materials to site or a significant emergency.	

Table 3: CoS Consultation

CoS Comment	Auditor Response
<p>"With regard to your request below, please note the following:</p> <ul style="list-style-type: none"> • Council received one (1) noise complaint on 9 March 2023 regarding the demolition of the Harbourside Shopping Centre for noise pollution from the use of jack hammers on site. The noise eased off before Council contacted the customer and no further action was taken. • There have been no traffic-related complaints in association with the demolition works on site." 	<p>The Auditors have taken CoS response in regards to complaints into consideration for Condition B10 and Conditions C10 to C11.</p>

Table 4: TfNSW Consultation

TfNSW Comment	Auditor Response
<p>Fortnightly consultation meetings were reportedly held between the TfNSW representative and the Mirvac Design Manager. TfNSW had no concerns at the time of the teleconference but noted that outstanding issues with the interim and post demolition dilapidation surveys needed to be transitioned to and addressed in Stage 2 of the development.</p>	<p>The Auditors have noted TfNSW comments in relation to the interim and post demolition dilapidation surveys and will assess during the next IEA for SSD 7874 and/or the Stage 2 IEA.</p>

3.6 Compliance Status Descriptors

This Audit Report has been prepared in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in IAPAR 2020. As such, the following compliance status descriptors have been used:

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.

Observations have also been made that identify opportunities for improvement (OFI).

4. AUDIT FINDINGS

4.1 Approval and Document List

The following approvals and documents provided by Mirvac and/or available on the project website, were reviewed by the Auditors:

- <https://harbourside.mirvac.com/the-project>
- Air Quality Management Plan prepared by JBS&G, Rev A, 29/07/22
- Airsafe Clearance Certificate, 26/01/23
- Airsafe Test Report, 16/01/23
- Annexure B: Memo to Harbourside Shopping Centre Redevelopment Certifying Authority from Jemena Limited dated 24/05/22
- Application of Notification to Stand and Operate Special Purpose Vehicle issued 16/03/23
- Bingo Waste Services Pty Ltd, Docket GEN1550432-1, Asbestos Waste, 17/01/23
- Bridge Demolition Methodology – Harbourside Redevelopment, Ref: TfNSW004, letter dated 31 May 2022.
- Bridge Demolition-Outline Methodology, Revision B, Drawing no. HBR-SITE-MGR-CM-DRG-0020 (Pages 1-5), prepared by Mirvac, dated 27 May 2022
- CCB submission, Harbourside, Darling Harbour, Darling Drive, CCR Ref No:000302, dated 24 November 2022
- Certificate of Currency Commercial Professional Indemnity Ref:130235 prepared by Marsh, 06/12/22
- Certificate of Currency Public & Product Liability Ref:127399 prepared by Marsh, 30/11/22
- Community Involvement Plan prepared by Ethos Urban, 27/10/22
- Compliant Register April 2023 and May 2023
- Construction Pedestrian and Traffic Management Plan prepared by PTC Consultants, Revision 7, 28/07/22
- Construction Traffic Management Plan prepared by Absolute Traffic Management, Rev 4, 20/02/23
- Demolition Elevations, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2103, prepared by Hassell Pty. Ltd., dated 21 March 2022
- Demolition Environment Management Plan prepared by Mirvac, Revision B, 05/10/22
- Demolition Floor Plans & Aerial, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2102, prepared by Hassell Pty. Ltd., dated 21 March 2022
- Demolition Mitigation Strategy, provided by Mirvac
- Demolition Phase – Construction Noise and Vibration Management Plan prepared by Acoustic Logic, Revision 3, 19/09/22
- Demolition Plan – Rectifier Room and Monorail Station, Revision B, Drawing no. ST-002-09, prepared by Enstruct, dated 31 October 2022
- Demolition Site Plan, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2101, prepared by Hassell Pty. Ltd., dated 21 March 2022
- Demolition Work Plan – Harbourside Shopping Centre prepared by Hassarati, Revision C, 08/11/22
- Detail Survey Plan for Development Purposes, Drawing ref: DET-009, Version B, Sheet 3 of 7, dated 2 September 2022
- DPE Post Approval, DEMP, 23/11/22
- Email correspondence from City of Sydney to Mirvac, RE: Harbourside Redevelopment | Notice of Commencement, 31/01/23
- Email correspondence Mirvac and Place Management NSW, FW: Harbourside-PMNSW Approval Process for Darling Drive Works dated 09/11/22
- Email from City of Sydney Council to Mirvac, RE: LPCTCC Report/Road Closure dated 17/03/23
- Email from City of Sydney to Mirvac, Condition B7 - Tree Transplanting – satisfied, 08/12/22
- Email from City of Sydney to Mirvac, RE: Attn Major Projects Traffic Planner – Harbourside Redevelopment dated 04/04/22
- Email from City of Sydney to Mirvac, RE: Harbourside Redevelopment | Notice of Commencement dated 31/01/23

- Email from City of Sydney to Mirvac, RE: Harbourside Redevelopment - Tree Transplanting Report, 25/11/22
- Email from City of Sydney to Mirvac, RE: TRIM CM: Harbourside Redevelopment – B17 DWMP dated 08/12/22
- Email from Department of Planning and Environment to Mirvac, Harbourside Shopping Centre Redevelopment - Community Involvement Plan (Condition B13), 02/12/22
- Email from enstruct to Mirvac, RE: HS - Dilapidation Reports, 14/12/22
- Email from McKenzie to Mirvac, Re: Harbourside Demolition Environmental Management Plan dated 26/10/22
- Email from Mirvac to McKenzie, Harbourside Demolition Environmental Management Plan dated 14/09/22
- Email from Mirvac to McKenzie, HS – Notice of Commencement – Item B2 dated 14/11/22
- Email from Mirvac to McKenzie, HS – Notice of Commencement – Items 7, 9, 10 & B8 dated 14/11/22
- Email from Mirvac to McKenzie, Interim PLRC Dilapidation Report, 24/05/23
- Email from Mirvac to McKenzie, Notice of Commencement – Condition B1 Referenced Documentation dated 26/12/22
- Email from Mirvac to McKenzie, Re: Harbourside Demolition Environmental Management Plan dated 27/09/22
- Email from Mirvac to TfNSW and Transdev, RE: RE: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 23/05/22
- Email from Property NSW to Mirvac, RE: Harbourside | DEMP RevB dated 09/11/22
- Email from TfNSW to Mirvac, FW: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 03/06/22
- Email from TfNSW to Mirvac, RE: Condition B17(d) Traffic Management Centre dated 01/06/23
- Email from TfNSW to Mirvac, RE: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/22
- Email from TfNSW to Mirvac, RE: Harbourside – TfNSW Meeting Minute 12 dated 28/09/22
- Email from TfNSW to Mirvac, RE; Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/23
- Email from Transdev Sydney Light Rail to Mirvac, RE: HS - CCB Presentation, 24/11/22
- Hammertech Equipment Inductions, 17/05/23
- Harbourside – Pre-clearance Survey prepared by Eco Logical Australia Pty, 01/11/22
- Hassarati AD212609 Unrestricted Demolition Licence
- Hassarati Daily Sign-in Register, sighted 18/05/23
- Hassarati Daily Toolbox Talk, 06/02/23
- Hassarati Daily Toolbox Talks, 06/02/23, 10/02/23, 11/02/23
- Hassarati Employee Training Register, 19/04/23 Hoarding permit approvals (HD-445657; HD-445658; HD-445660; HD-445661; HD-445662; HD-445668; HD-445671) dated 28/11/22-06/02/23
- Hassarati Shutdown Checklist, 10/03/23
- Hassarati Shutdown Checklist, 25/03/23
- Hassarati Site Safety Induction, sighted 18/05/23
- Hassarati Waste Tracking Register, 30/04/23
- Hassarati Worker Contact Details, sighted 18/05/23
- JBS&G, Hazardous Building Materials Survey, 18/06/22
- Letter from Acoustic Logic Pty Ltd to Mirvac, Harbourside – SSDA 7874 – Condition B9 dated 19/10/22
- Letter from AT&L and Associates Pty Ltd to Mirvac, RE: Harbourside Shopping Centre Demolition – Erosion and Sediment Control Design Certificate dated 06/10/22
- Letter from Beveridge Williams to City of Sydney, SSD 7874 Redevelopment of Harbourside Shopping Centre 10 Darling Drive, Darling Harbour dated 11/05/22
- Letter from City of Sydney Council to Mirvac, Item 18 Road Works – Temporary Road Closure – Darling Drive, Sydney, 16/03/23
- Letter from City of Sydney to Mirvac, Development Application for 2-10 Darling Drive, Sydney NSW 2000 - R/2016/41, 08/12/22
- Letter from Corrs Chambers Westgarth to Mirvac, Redevelopment of Harbourside Shopping Centre – Rail Safety Interface Agreement, 21/12/22

- Letter from DPE to Mirvac, Harbourside Shopping Centre Redevelopment (Stage 1) – SSD 7874 Independent Auditor Approval Request dated 10/05/23
- Letter from Hassarati to Mirvac, Re: Harbourside – Demolition Statement dated 03/11/22
- Letter from Mirvac to Ausgrid, Redevelopment of Harbourside Shopping Centre – SSD 7874 dated 25 June 2021 dated 10/05/22
- Letter from Mirvac to Sydney Water, Redevelopment of Harbourside Shopping Centre – SSD 7874 dated 25 June 2021 dated 10/05/22
- Letter from Place Management NSW to Mirvac, Re: Harbourside Redevelopment – Construction Traffic Management Plan (CTMP) for Bunn Street Demolition – Reference Number #11800 Address: Harbourside Shopping Centre, 2-10 Darling Drive, Darling Harbour, 16/02/23
- Letter to Residents from Mirvac, Re: Redevelopment of Harbourside – Darling Drive closure for the Bunn St Bridge removal and partial demolition of the monorail station dated 15/03/23
- Noise Monitoring Report 1 – Murray Street Residents 31.01.2023-13.02.2023 prepared by Acoustic Logic, 24/02/23
- Noise Monitoring Report 2 – Murray Street Residents 13.02.2023-07.03.2023 prepared by Acoustic Logic, 24/04/23
- Noise Monitoring Report 3 – Murray Street Residents 07.03.2023-16.03.2023 prepared by Acoustic Logic, 24/04/23
- Noise Monitoring Report 4 – Murray Street Residents 16.03.2023-30.03.2023 prepared by Acoustic Logic, 26/04/23
- Noise Monitoring Report 5 – Murray Street Residents 30.03.2023-13.04.2023 prepared by Acoustic Logic, 26/04/23
- Ongoing Site Treatment Management Plan prepared by Mirvac, Revision B, 20/10/22
- Post Approval – Community Involvement Plan dated 23/11/22
- Post Approval – Demolition Environment Management Plan dated 23/11/22
- Post Approval – Noise Monitoring Report dated 02/06/23
- Post Approval – Notice of Commencement dated 18/01/23
- Post Approval – Sydney Light Rail Interface Deed Poll dated 16/01/23
- Pre-demolition Dilapidation Report & Photographic Survey, Inner West Light Rail Dilapidation Works prepared by enstruct, 02/05/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Novotel Carpark Dilapidation Works prepared by enstruct, 31/10/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Pedestrian Bridge Dilapidation Works prepared by enstruct, 03/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Sofitel Hotel Dilapidation Works prepared by enstruct, 28/10/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 1 Pyrmont Bridge prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 2-4 Areas Around Pyrmont Bridge And The Intersection At Murray St, Pyrmont Bridge Rd And Darling Drive Dilapidation Works prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 24 Other Areas: Australian National Maritime Muesum Dilapidation Works prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 25 Other Areas: International Convention Centre prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 26 Other Areas: 50 Murray Street prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 5-7 East Murray St, Bunn Street And Darling Drive And Ramp Dilapidation Works prepared by enstruct, 30/11/2022
- Pre-demolition Dilapidation Report & Photographic Survey, Zone 9-12 West And East Harbourside, Areas Between The Icc And The Old Monorail Bridge Dilapidation Works prepared by enstruct, 30/11/2022
- Road Occupancy Licence No. 563049
- Erosion and Sedimentation Control Plan, Drawing No. CIV-DWG-OA-1401, Issue B, prepared by at&l, 25/09/22
- Site Notice

- Sydney Light Rail Interface & Access Deed Poll between ALTRAC Light Rail Partnership, Transdev Sydney Pty Ltd, TfNSW, Transport Asset Holding Entity of NSW dated 13/01/23
- TfNSW Letter to Mirvac, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 300 DP836410, 21/12/22
- Transplant Method Statement prepared by Tree iQ, 31/10/22
- Unexpected Find Protocol prepared by JBS&G, undated
- Waste Management Plan Template prepared by Mirvac, Revision 0, 09/07/18

The following documentation was provided following factual review:

- Acoustic Logic email to Mirvac, RE: Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 - Draft Audit Table, 02/08/23
- H&R Hassarati Pty Ltd, Incident / Accident Register, HR426 Incident Register.pdf, Incident, 20/04/23
- E-memo from McKenzie to Mirvac, Re: Harbourside - Commencement Letter Checklist, 21/12/22
- Email from DPE to Mirvac, Harbourside Shopping Centre Redevelopment – Post Approval Document Received – (SSD-7874-PA-14), 08/08/23
- Email from McKenzie Group to Mirvac, RE: Harbourside Demolition – Notice of Commencement – Condition B18, 31/07/23
- Email from DPE to Mirvac, RE: Harbourside Redevelopment – SSD 7874, SSD 38881729, 05/06/23
- Transdev email to Mirvac, RE: Harbourside Demolition – Notice of Commencement – Conditions C6, C39, 31/07/23
- Telephone call between Ramboll and DPE, 15/08/23
- Mirvac emails to Ramboll, RE: Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 - Draft D2, Independent Environmental Audit Report, 16/08/23
- Mirvac, Vibration Monitoring, Sensor Layout (Level 00), Demolition Phase, MCPL_HS_GEOMOT_001_I00 Sensor Layout_rev00, 02/02/2023
- Geomotion Cloud, Vibration Monitors: Harbour Side- Level 00, Weekly Summary Report, Mirvac:
 - 2023-06-19 to 2023-06-26
 - 2023-06-26 to 2023-07-03
 - 2023-06-26 to 2023-07-03
- Ramboll and Mirvac Teams Meeting to discuss feedback on Stage 1 and 2 IEAs, 21/08/23
- Ramboll call to PMNSW, 28/08/23

4.2 Compliance Performance

The Auditors assessed the development to be compliant with Development Consent SSD 7874 except for the non-compliances shown in Table 5. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides six recommendations associated with the non-compliances. No recommendation was made for NC3.

Table 5: Summary of Non-compliances

NC#	Condition ID	Non-compliance
NC1	A18	There is no evidence that the DNVMP under this consent was reviewed or revised to the satisfaction of the Planning Secretary following the issue of SSD 7874 MOD 2.
NC2	B21	Evidence that the relevant approvals had been obtained under Section 138 of the Roads Act 1993 was not submitted to the Planning Secretary and Certifying Authority.
NC3	C2	<p>The Hassarati Site Notices met most some but not all of Condition C2 requirements with the following information gaps:</p> <ul style="list-style-type: none"> • The builder; • The Certifying Authority; • The structural engineer; • The approved hours of work; • The name of the site/project manager; and • The responsible managing company (if any) and its address. <p>The 'After Hours Contact' phone number was not provided on all of the Site Notices (e.g. at the site entrance from the southern walkway).</p>

NC#	Condition ID	Non-compliance
		Mirvac subsequently updated the Site Notices and provided evidence that DPE were satisfied with the updated Site Notice.
NC4	C6 & C7	The Bunn Street Pedestrian Bridge demolition work was conducted outside of the approved hours of demolition and on a Sunday.
NC5	C13	Continuous unattended noise monitoring reports were submitted to DPE in one submission and not on a fortnightly basis.
NC6	C15	The development's noise limits were exceeded during the Audit Period.
NC7	C47	The Audit was not completed within 12 weeks of the commencement of construction/demolition and the Independent Audit Report was not submitted to DPE within 2 months of undertaking the site inspection.
Number of non-compliances identified:		7
Total number of compliance requirements:		102

4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

No Agency Notices, Orders, Penalty Notices or Prosecutions were issued in relation to the development during the Audit Period.

4.4 Previous Audit Recommendations

There are no previous audit recommendations for this development as this is the first IEA of the project.

4.5 EMP, Sub-plans and Post Approval Documents

The Auditors reviewed the Demolition Environmental Management Plan (DEMP), Erosion and Sedimentation Control Plan (ESCP), Ongoing Site Treatment Management Plan (OSTMP), Demolition Phase-Construction Noise and Vibration Management Plan (DNVMP), Construction Pedestrian and Traffic Management Plan (DTPMP) and Demolition Waste Management Plan (DWMP). All of the plans were found to generally comply with the requirements of the conditions of consent. However, the following management plans could be improved:

- DEMP – Improve the DEMP so that it addresses Condition B9(viii), (ix) and (x) requirements for the management of groundwater, stormwater control and discharge and water discharge management and protection of Darling Harbour. Implementation of stormwater controls and discharge management could also be improved.
- DEMP / DWMP – Improve the DEMP / DWMP so that it addresses Condition B17(b) requirements, particularly the legal requirements associated with the removal of hazardous waste under Parts 4 and 7 of the Protection of Environment Operations (Waste) Regulation 2014, for tracking of certain wastes and tracking and management of asbestos waste, respectively.

Based on the documentation reviewed, the site visit and interviews with Mirvac and Hassarati, implementation of the management plans has generally been undertaken in accordance with the consent conditions. Implementation of the DEMP in relation to stormwater control and discharge and water discharge management and protection of Darling Harbour could be improved. Refer to the findings and recommendations for Conditions B9, and B17 for further detail.

4.6 EMS

There is no project specific Environmental Management System (EMS). The Auditors consider the various management plans noted in Section 4.5 to be generally appropriate for managing environmental matters.

4.7 Environmental Performance

No significant environmental performance issues were identified but improvement of sediment controls and stormwater management controls was recommended in relation to the DEMP (refer to Condition B9). The environmental performance of the development during the Audit Period was generally considered to be good.

4.8 Complaints

There have been nineteen complaints received by Mirvac from the community during the Audit Period according to the Harbourside Redevelopment (SSD 7874) Issues Register. Three of the complaints regarded noise emissions, four regarded work outside approved hours of work, four regarded notifications, five regarded dust emissions, one regarded signage and navigation issues, two regarded pests and eight related to other issues.

City of Sydney advised that they had also received one noise complaint on 9 March 2023 regarding the use of jack hammers on site.

Given the site's location, it is expected that there would be a number of complaints. The Auditors understand that Mirvac hold regular meetings with stakeholders including Sofitel management to keep them informed of activities.

The Auditors note that five community complaints were received by Mirvac in December 2022, two of which related to construction noise during the night between 6 to 9 December 2022 and on 21 December 2022. The Issues Register indicated that the noise on 6 to 9 December 2022 was "the result of urgent unscheduled works". The Auditors were advised that physical works commenced onsite on 6 February 2023, which was notified to DPE and City of Sydney more than 48 hours beforehand in accordance with Condition B4. The Auditors do not know why the construction noise complaints were received in December 2022 before physical works had reportedly commenced.

4.9 Incidents

No incidents, as defined under SSD 7874 and requiring notification of DPE, have reportedly occurred during the Audit Period.

4.10 Actual Verses Predicted Environmental Impacts

The Auditors have not identified inconsistencies between actual environmental impacts and the predicted environmental impacts.

4.11 Site Inspection

The Auditors carried out a site inspection on 18 May 2023 accompanied by project personnel referred to in Section 3.4. Photographs taken during the site visit are provided in **Appendix D**.

4.12 Site Interviews

Interviews on the day of the site visit involved the project personnel referred to in Section 3.4. All of the documents and records were provided electronically and reviewed off-site.

4.13 Improvement Opportunities

The following opportunities for improvement have also been identified in Table 6. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details.

Table 6: Opportunities for Improvement – SSD 7874

Condition	Opportunity for Improvement
A13	An incident register was not provided.
B5	Mirvac do not have a procedure to ensure documentation is uploaded to the website throughout the project as required.
B9	The DEMP does not adequately address Condition B9(viii), (ix) and (x) requirements for the management of groundwater, stormwater control and discharge and water discharge management and protection of Darling Harbour. Given the close proximity of the site to Cockle Bay, Mirvac's initial uncertainty as to where two stormwater drains located within the site discharged to, the sensitivity of the receiving environment with respect to both the aquatic environment and high visibility to the public, it is considered that the site's stormwater control measures and discussion of water discharge management could be improved. Mirvac also advised that a Stormwater Management Plan would be prepared for Stage 2 of the development and bulk earthworks.
B17	The DWMP does not address Condition B17(b) requirements in sufficient detail. It also does not refer to managing waste in accordance with the Protection of Environment Operations (Waste) Regulation 2014, particularly Parts 4 and 7 for tracking of certain wastes and tracking and management of asbestos waste, respectively.
C8	Mirvac believed Conditions C6 to C9 were compliant on the basis that the pedestrian bridge demolition works met the circumstances stipulated under Condition C8. However, the Auditors take a different

Condition	Opportunity for Improvement
	view as there is insufficient documentation to support this. The out of hours work for the bridge demolition was not required by the Police or a public authority for the purpose of delivery of vehicles, plant or materials and it was not an emergency. The Auditors note that Condition C8 permits out of hours work only under limited circumstances and there is no provision in the consent conditions to seek DPE approval for a variation except through seeking a modification to the consent conditions.
C10	Noise mitigation measures were implemented in accordance with the DNVMP but further noise mitigation is required in order to reduce noise levels below the development's construction noise management levels.
C11	The noise monitoring reports do not include assessment of whether the noise was substantially tonal or impulsive in nature. There is no evidence that Acoustic Logic have complied with this requirement.
C13	The noise monitoring reports do not consider the demolition activities that were being conducted during the monitoring periods or whether, for example, noises were tonal or impulsive, and they provide no explanation for why the HANML was exceeded from time to time, such as for example, the pedestrian bridge demolition work.
C19	Specific reference to the requirement for seepage or rainwater to not be pumped out to the street stormwater system has not been clearly detailed in the DEMP or sediment and erosion control plan.
C35	No documentation has been provided to confirm the management of rainfall entering the rail corridor and/or assets.

4.14 Key Strengths

The Auditors consider management of the current stage of development by Mirvac and Hassarati to be of a generally high standard in relation to site management, environmental performance and documents/records management.

Recommendations have been made in Section 5.2 to further improve management systems and environmental performance.

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Recommendations in Relation to Non-compliances

- NC1, Condition A18 - Update the DNVM to refer to the modified C12 consent condition and submit to the Department for approval.
- NC2, Condition B21 - Submit relevant approvals obtained from Place Management NSW to DPE, the Certifying Authority and Council.
- NC4, Conditions C6 & C7 - Do not conduct work outside the Condition C6 approved hours of work or on Sundays or public holidays unless it meets the circumstances described in Condition C8.
- NC5, Condition C13 - Implement a process to ensure the noise monitoring reports are submitted on a fortnightly basis.
- NC6, Condition C15 - Endeavour to reduce noise levels below the approved noise limits. Consider reviewing the noise limits and/or Condition C15 requirements in consultation with DPE if the noise limits are considered unachievable.
- NC7, Condition C47 - Conduct subsequent Independent Audits in accordance with the required schedule under IAPAR 2020.

5.2 Recommendations in Relation to Opportunities for Improvement

- Conditions A13 - Ensure that an incident register is maintained throughout the development that includes fields to record and retain information required under SSD 7873 Condition A13 and A14 / Appendix 1.
- Condition B5 - Implement a procedure to ensure documentation throughout the project is uploaded as required on the website.
- Condition B9 - Review and revise the DEMP to strengthen stormwater controls and discharge management including but not limited to: more frequent inspections of stormwater drains and maintenance to replace geofabric filters, improved inspection checklist, inspection of the stormwater discharge point(s) in Cockle Bay on a frequent basis (e.g. at the beginning and end of the day); and review and update the ESCP to reflect the actual erosion and sediment controls in place. Ensure that improved controls carry through to the next stage of the development, as applicable.
- Condition B17 - Improve the DEMP / DWMP so that it addresses Condition B17(b) requirements, particularly the legal requirements associated with the removal of hazardous waste under Parts 4 and 7 of the *Protection of Environment Operations (Waste) Regulation 2014*, for tracking of certain wastes and tracking and management of asbestos waste, respectively.
- Condition C8 - Consult DPE to clarify condition C8 requirements. Consider seeking a modification to condition C8 or similar conditions in later SSDs for the development, that would allow permission to be given by DPE or other relevant authority for demolition or construction works to be conducted outside the approved hours under a wider range of circumstances than currently permitted under condition C8.
- Condition C10 - Review mitigation measures and implement additional mitigation measures to reduce noise levels from construction activities to below the construction noise management levels.
- Condition C11 - Record when equipment is used such as the hydraulic hammer or demolition saw, that is likely to generate substantially tonal or impulsive noises, and provide this data to Acoustic Logic to adjust the measured noise level in accordance with condition C11 in a transparent manner.

- Condition C13 - Improve the noise monitoring analysis to include consideration of the demolition activities and the nature of the noise (e.g. tonal or impulsive) and explain why the HNAML was exceeded during the monitoring period, where applicable.
- Condition C19 - Update the DEMP to include reference that seepage or rainwater collected onsite must not be pumped to the street stormwater system. Consider review of the Cockle Bay site boundary to prevent water seeping from the site.
- Condition C35 - Establish and implement a management procedure to limit the discharge of rainfall into the rail corridor and assets.

6. CONCLUSIONS

The Auditors assessed the development to be compliant with SSD 7874 with the exception of eight non-compliances, of which seven are counted to avoid duplication of recommendations. Six recommendations have been made in relation to the non-compliances, as well as ten in relation to opportunities for improvement.

There have been nineteen community complaints received by Mirvac and one received by City of Sydney from the community during the Audit Period relating to a variety of issues including noise emissions (4), work outside approved hours of work (4), notifications (4) and dust emissions (5). Given the site's location, it is expected that there would be a number of complaints. The Auditors understand that Mirvac hold regular meetings with stakeholders to keep them informed of activities.

The Auditors consider management of the development by Mirvac and Hassarati to be of a generally high standard in relation to site management, environmental performance and documents/records management.

**APPENDIX A
INDEPENDENT AUDIT TABLE**

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Schedule 3 – PART A ADMINISTRATIVE CONDITIONS					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	<ul style="list-style-type: none"> Refer relevant Conditions as listed in findings column 	The Auditors observed that reasonable and practical measures are being implemented to prevent or minimise material harm to the environment, e.g. sediment controls are checked weekly.	Compliant	
DEVELOPMENT DESCRIPTION					
A2	Consent is granted to demolition works as described in Schedule 1 and in accordance with the conditions contained in this development consent.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 SSD 7874, Development Consent – Key Sites, 25/06/21 (SSD 7874) 	Stage 1 demolition works are being undertaken generally in accordance with Schedule 1 of SSD 7874.	Compliant	
TERMS OF CONSENT					
A3	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and Responses to Submissions; (d) in accordance with following drawings (as amended by the conditions of this consent) the plans	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 SSD 7874 Modification of Development Consent, 26/10/22 (MOD 2) Site visit on 18/05/23 SSDA1-200, Demolition Plan - Existing Harbourside and Monorail Station, 08/10/20 	The development is being carried out generally in accordance with the requirements of SSD 7874 and MOD 2, with the exception of seven (7) non-compliances, as outlined in this table. On this basis, the Auditors consider that overall, this Condition to be compliant.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	in the table below (<i>table in consent condition</i>)	<ul style="list-style-type: none"> SSDA1-2101, Site Plan – Demolition, 08/10/20 SSDA1- 2102, Aerial Photo and Floor plans, 08/10/20 SSDA1- 2103, Elevations – Demolition, 08/10/20 			
A4	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	The Planning Secretary has not made any written directions during the Audit Period.	Not triggered	
A5	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and documents listed in Condition A3. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A3,	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	No inconsistencies, ambiguity or conflict have been identified.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				
LAPSING OF APPROVAL					
A6	This consent lapses five years after the date of consent unless the concurrent stage 1 site early works associated with the development have physically commenced.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 Site visit on 18/05/23 	Stage 1 of the development physically commenced.	Not triggered	
LEGAL NOTICES					
A7	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 		Not triggered	
EVIDENCE OF CONSULTATION					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Refer to relevant Conditions as listed in findings column. 	<p>The Applicant is required to consult following identified parties in relation to the specified consent condition requirements / documents:</p> <ul style="list-style-type: none"> B1 - Final demolition plans, with review and endorsement of TfNSW B9 – Traffic management, in consultation with Council and TfNSW B10 – Demolition Traffic and Pedestrian Management Plan (DTPMP) in consultation with Council, TfNSW and the Sydney Light Rail Operator B24 – Consultation with the Heritage Council for unexpected finds unexpected discovery of potential relics D2 - Consultation with adjoining landowners if damage caused by demolition is determined. <p>Evidence of required consultation was provided in relation to Conditions B1, B9 and B10. Conditions B24 and D2 were not triggered. Therefore, Condition A8 is considered compliant.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
OPERATION OF PLANT AND EQUIPMENT					
A9	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> • Interview with Mirvac and H&R Hassarati Pty Ltd (Hassarati) on 18/05/23 • Site visit on 18/05/23 • Sighted daily toolbox talk, 18/05/23 • Sighted daily sign-in register, 18/05/23 • Sighted worker contact details, 18/05/23 • Sighted site safety induction, 18/05/23 • Hassarati Employee Training Register, 19/04/23 • Hammertech Equipment Inductions, 17/05/23 	During the site inspection, the site was under the control of Hassarati as the demolition contractor onsite. Documentation has been provided to confirm equipment is maintained in a proper and efficient condition as well as records to confirm employees are trained and are required to hold the appropriate licences to operate plant and equipment. Mirvac also maintains a health and safety system (Hammertech) where they can record documentation with Hassarati. Daily toolbox talks are also understood to be undertaken at the site. The Auditors consider this condition is compliant.	Compliant	
APPLICABILITY OF GUIDELINES					
A10	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> • SSD 7874 • MOD 2 	The Auditors have no evidence to indicate that the development is not being carried out in accordance with the guidelines referenced in the conditions of this consent.	Compliant	
A11	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require	<ul style="list-style-type: none"> • Interview with Mirvac on 18/05/23 	The Planning Secretary has not required compliance with updated or revised versions of the referenced documents.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.				
MONITORING AND ENVIRONMENTAL AUDITS					
A12	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>		Noted	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A13	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 Following factual review: <ul style="list-style-type: none"> H&R Hassarati Pty Ltd, Incident / Accident Register, HR426 Incident Register.pdf, Incident, 20/04/23 	<p>An incident register was not provided.</p> <p>Mirvac advised there was a small fire which was notified to SafeWork NSW however, the Auditors do not consider this a notifiable incident, as defined under Schedule 1, SSD 7874.</p> <p>A typical incident register should be readily available and record all incidents, including notifiable incidents, near-misses and unexpected finds.</p> <p>An incident register was provided following factual review. It is noted that it does not record the information required to be reported to DPE in accordance with Appendix 1 and conditions A13 and A14.</p> <p>Recommendation: Ensure that an incident register is maintained throughout the development that includes fields to record and retain information required under SSD 7873 Condition A13 and A14 / Appendix 1.</p>	Not triggered	
A14	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.			Not triggered	
NON-COMPLIANCE NOTIFICATION					
A15	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	Mirvac advised that no non-compliances had occurred during the Audit Period to their knowledge.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.				
A16	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> Refer to Condition A15 Evidence 	Refer to Condition A15 Findings and Recommendations.	Not triggered	
A17	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Refer to Condition A15 Evidence 	Refer to Condition A15 Findings and Recommendations.	Not triggered	
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
A18	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate</i></p>	<ul style="list-style-type: none"> MOD 2, 26/10/23 Demolition Phase – Construction Noise and Vibration Management Plan prepared by Acoustic Logic, Revision 3, 19/09/22 (DNVMP) Demolition Environment Management Plan prepared by Mirvac, Revision B, 05/10/22 (DEMP) DPE Post Approval, DEM, 23/11/22 	<p>Based on MOD 2 and the amendment to respite periods (Condition C12), the DEM and the DNVMP were required to be updated.</p> <p>Mirvac advised that the DEM was updated prior to its submission to the Planning Secretary on 23 November 2022.</p> <p>There is no evidence that the DNVMP under this consent was reviewed or revised to the satisfaction of the Planning Secretary. Therefore, Condition A18 is considered non-compliant based on the available evidence.</p>	Non-compliant	NC1

Table A: Compliance with SSD 7874, Stage 1					
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	<i>any recommended measures to improve the environmental performance of the development.</i>	<ul style="list-style-type: none"> Email from Mirvac to Ramboll, RE: SSD 7874 - Independent Environmental Audit - Site visit follow-up request, 31/05/23 	Recommendation: Update the DNVMP to refer to the modified C12 consent condition and submit to the Department for approval.		
A19	No works involving excavation, ground disturbance or changes to the existing ground level or grade are permitted under this development consent.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 Site visit on 18/05/23 	Mirvac advised that no works involving excavation were performed under this development consent. However, work involving excavation, ground disturbance commenced under SSD 38881729 on 08/05/23.	Not triggered	
COMPLIANCE					
A20	The Applicant must ensure that all its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 Site visit on 18/05/23 Sighted worker contact details, 18/05/23 Sighted site safety induction, 18/05/23 Hassarati Employee Training Register, 19/04/23 	Mirvac instructed Hassarati of the requirement to comply with the consent conditions when they were engaged on the project. Hassarati were aware of the consent conditions during the site visit and advised that subcontractors became aware during induction training. Documentation has been provided to confirm subcontractor signed training records. On this basis, the Auditors consider this condition to be compliant.	Compliant	
PART B PRIOR TO COMMENCEMENT OF DEMOLITION WORKS					
REVIEW OF DOCUMENTATION					
B1	Prior to the commencement of any demolition works, the final demolition plans including methodology for demolition must be provided for the review and endorsement of TfNSW and submitted to and approved by the Certifying Authority. All demolition work must be undertaken in	<ul style="list-style-type: none"> TfNSW Letter to Mirvac, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 300 DP836410, 21/12/22 	Documentation has been provided to confirm the final demolition plans were reviewed and endorsed by TfNSW and submitted and approved by the Certifying Authority prior to the commencement of demolition. Implementation of the approved plans were observed by the Auditors through documentation provided and during the site visit.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	accordance with the approved plans.	<ul style="list-style-type: none"> • Bridge Demolition- Outline Methodology, Revision B, Drawing no. HBR-SITE-MGR-CM-DRG-0020 (Pages 1-5), prepared by Mirvac, dated 27 May 2022 • Bridge Demolition Methodology – Harbourside Redevelopment, Ref: TfNSW004, letter dated 31 May 2022 • Detail Survey Plan for Development Purposes, Drawing ref: DET-009, Version B, Sheet 3 of 7, dated 2 September 2022 • Demolition Mitigation Strategy, provided by Mirvac • CCB submission, Harbourside, Darling Harbour, Darling Drive, CCR Ref No:000302, dated 24 November 2022 • Demolition Plan – Rectifier Room and Monorail Station, Revision B, Drawing no. ST-002-09, 			

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		<p>prepared by Enstruct, dated 31 October 2022</p> <ul style="list-style-type: none"> • Demolition Site Plan, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2101, prepared by Hassell Pty. Ltd., dated 21 March 2022 • Demolition Floor Plans & Aerial, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2102, prepared by Hassell Pty. Ltd., dated 21 March 2022 • Demolition Elevations, Revision P3, Project No. 016152-61A-P, Drawing no. AR-SSDA1-2103, prepared by Hassell Pty. Ltd., dated 21 March 2022 • Email from TfNSW to Mirvac, RE: Harbourside – TfNSW Meeting Minute 12 dated 28/09/22 • Site visit on 18/05/23 • Email from Mirvac to McKenzie Group Consulting (McKenzie), Notice of Commencement – 			

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Condition B1 Referenced Documentation dated 26/12/22			
INSURANCE REQUIREMENTS					
B2	Prior to the commencement of demolition, the Applicant must hold current public liability insurance cover for a sum acceptable to TfNSW. This insurance must not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact TfNSW to obtain the level of insurance required for this proposal. Prior to commencement of demolition the Certifying Authority must witness written proof of this insurance in conjunction with TfNSW's written advice to the Applicant on the level of insurance required.	<ul style="list-style-type: none"> • Certificate of Currency Public & Product Liability Ref:127399 prepared by Marsh, 30/11/22 • Certificate of Currency Commercial Professional Indemnity Ref:130235 prepared by Marsh, 06/12/22 • Interview with Mirvac on 18/05/23 • Sydney Light Rail Interface & Access Deed Poll between ALTRAC Light Rail Partnership, Transdev Sydney Pty Ltd, TfNSW, Transport Asset Holding Entity of NSW dated 13/01/23 (IADP) • Email from Mirvac to McKenzie, HS – Notice of Commencement – Item B2 dated 14/11/22 	<p>Mirvac have advised that communication was made with TfNSW through meetings to obtain the level of insurance required. Under Clause 23.2 Public and Products and Liability of the executed IADP, the level of insurance required by TfNSW is stated at \$250m. Mirvac's public liability and professional indemnity insurance was provided and reviewed by the Auditors.</p> <p>Documentation provided confirms the insurance and TfNSW's written advice has been provided as part of the IADP to the Certifying Authority. Review of the insurance also confirms compliance with the consent condition.</p>	Compliant	
WORKS DEED / AGREEMENTS					
B3	Prior to the commencement of any preparatory, demolition or	<ul style="list-style-type: none"> • Letter from Corrs Chambers Westgarth 	An interface & access deed poll has been prepared in accordance with Conditions B3(a) –(j) and agreed	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>excavation works, whichever is the earlier, if required by TfNSW, Works Deed (s) between the Applicant, TfNSW and/or Altrac and the Sydney Light Rail Operator must be agreed and executed by the parties and submitted to the Planning Secretary. These agreements must deal with matters including, but not limited to, the following:</p> <p>(a) Inner West Light Rail Operational requirements;</p> <p>(b) Inner West Light Rail access requirements;</p> <p>(c) Altrac and Sydney Light Rail Operator policies, rules and procedures compliance requirements;</p> <p>(d) Indemnities and releases;</p> <p>(e) Security of costs;</p> <p>(f) Insurance requirements and conditions;</p> <p>(g) TfNSW, Altrac and the Sydney Light Rail Operator’s recovery of costs from the Applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes;</p> <p>(h) Interface coordination between the Sydney Light Rail Operator and</p>	<p>to Mirvac, Redevelopment of Harbourside Shopping Centre – Rail Safety Interface Agreement, 21/12/22</p> <ul style="list-style-type: none"> • Post Approval – Sydney Light Rail Interface Deed Poll dated 16/01/23 • IADP 	<p>between TfNSW, Altrac and Sydney Light Rail prior to the commencement of work onsite.</p> <p>Documentation provided confirms the deed poll was submitted to DPE.</p>		

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>the subject development construction works, including safety interface;</p> <p>(i) Infrastructure Assess Deed Poll and Safety Interface Agreement between the Applicant and the Sydney Light Rail Operator must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following:</p> <ul style="list-style-type: none"> i. Pre and post demolition dilapidation reports (Conditions B15 and D1) ii. The need for track possessions; iii. Endorsement of Risk Assessment/Management Plan and Safe Work Method Statements (SWMS); iv. Endorsement of plans regarding proposed craneage and other aerial operations; v. Erection of scaffolding/hoarding; vi. Light Rail Operator’s rules and procedures; and vii. Alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the Applicant. <p>(j) Arrangements for shutdowns and Inner West Light Rail restricted operations, with related costs attributed to the Applicant; and</p>				

Table A: Compliance with SSD 7874, Stage 1					
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	(k) Inner West Light Rail site works access approval and access permit to work.				
NOTIFICATION OF COMMENCEMENT					
B4	The Department and Council must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	<ul style="list-style-type: none"> Post Approval – Notice of Commencement dated 18/01/23 Email correspondence from City of Sydney to Mirvac, RE: Harbourside Redevelopment Notice of Commencement, 31/01/23 Hassarati Daily Toolbox Talk, 06/02/23 	Commencement of physical works on site started on 6 February 2023. Documentation has been provided and reviewed by the Auditors to confirm DPE and Council were notified at least 48 hours before the start of physical works.	Compliant	
ACCESS TO INFORMATION					
B5	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A3 of this consent; (ii) all current statutory approvals for the development;	<ul style="list-style-type: none"> https://harbourside.mirvac.com/the-project Interview with Mirvac on 18/05/23 	<p>A project website for Harbourside has been created by Mirvac prior to the commencement of construction. The Auditors observed documentation in accordance with the consent conditions available on the website. Mirvac do not have a procedure to ensure documentation is uploaded to the website throughout the project as required.</p> <p>Recommendation: Implement a procedure to ensure documentation throughout the project is uploaded as required on the website.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaint register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.				

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
FAUNA					
B6	Prior to commencement of demolition works a pre-clearance fauna survey is to be undertaken by a qualified ecologist prior to the clearing of any trees on site to determine the presence of resident native fauna using nests, dreys etc. Any resident native fauna potentially impacted by the removal of the trees should be relocated (preferably prior to removing the trees) to an appropriate nearby location and in a sensitive manner under the supervision of a qualified ecologist or licensed wildlife handler.	<ul style="list-style-type: none"> Eco Logical Australia Pty (ELA), Harbourside – Pre-clearance Survey, 01/11/22 	A qualified ecologist has prepared a pre-clearance survey. No resident native fauna were present or required relocation. The Auditors have reviewed the survey and consider all the requirements are addressed against the consent condition.	Compliant	
TREE TRANSPLANTING					
B7	If determined to retain trees following exploration under Condition C15(f), a Transplanting Methodology Report addressing transplanting of the 20 existing cabbage tree palms for use in future public domain on site must be prepared by a suitably qualified Arborist with 10 years' experience and submitted to Council for approval.	<ul style="list-style-type: none"> Letter correspondence from City of Sydney to Mirvac, Development Application for 2-10 Darling Drive, Sydney NSW 2000 - R/2016/41, 08/12/22 Email correspondence from City of Sydney to Mirvac, Condition B7 - Tree Transplanting – satisfied, 08/12/22 Email correspondence from City of Sydney to Mirvac, RE: Harbourside Redevelopment - Tree 	A Transplant Method Statement report was prepared by qualified Arborists, TreeIQ. TreeIQ stated that the Transplanting Method Statement report was undertaken in accordance with Condition B7. This was submitted to City of Sydney and approved. The Auditors have reviewed the report and consider all the requirements are addressed against the consent condition.	Compliant	

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		Transplanting Report, 25/11/22 <ul style="list-style-type: none"> Tree iQ, Transplant Method Statement, 31/10/22 			
DEMOLITION					
B8	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<ul style="list-style-type: none"> Demolition Work Plan – Harbourside Shopping Centre prepared by Hassarati, Revision C, 08/11/22 (DWP) Letter from Hassarati to Mirvac, Re: Harbourside – Demolition Statement dated 03/11/22 Hassarati AD212609 Unrestricted Demolition Licence Email from Mirvac to McKenzie, HS – Notice of Commencement – Items 7, 9, 10 & B8 dated 14/11/22 	The DWP indicates that all demolition works will be undertaken in accordance with AS 2601 – 2001. Hassarati holds an unrestricted demolition licence No.AD212609 which was held from 06/03/17 to 05/03/28. Demolition was currently underway at the time of the site visit. Documentation has been provided to confirm submission to the Certifying Authority. The Auditors have no reason to believe the condition has not been complied with.	Compliant	
DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN					
B9	Prior to the commencement of works, a Demolition Environmental Management Plan (DEMP), which considers the Preliminary Construction and Environmental Management Plan contained within the Response to Submission and Amended Concept Proposal, prepared by Ethos urban and dated	<ul style="list-style-type: none"> DEMP DNVMP Construction Pedestrian and Traffic Management Plan prepared by PTC Consultants, Revision 7, 28/07/22 (DTPMP) 	A review of the DEMP against the Conditions B9(a) to (b) confirms the report addressed the majority of each of the sub conditions associated with the work being undertaken at the time of the Audit with the exception of the following: <ul style="list-style-type: none"> viii. procedures for encountering groundwater during construction works including contact with NSW Office of Water ix. stormwater control and discharge 	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>October 2020 must be submitted to and approved by the Certifying Authority.</p> <p>(a) The DEMP must address, but not be limited to, the following matters:</p> <p>i) hours of work</p> <p>ii) 24-hour contact details of site manager</p> <p>iii) traffic management, in consultation with Council and TfNSW</p> <p>iv) Demolition Noise and Vibration Management Plan (DNVMP), prepared by a suitably qualified person, which addresses the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites, the City of Sydney Construction Hours / Noise within the Central Business District Code of Practice 1992 and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)</p> <p>v) management of vermin</p> <p>vi) management of dust and odour to protect the amenity of the neighbourhood</p> <p>vii) erosion and sediment control</p> <p>viii) procedures for encountering groundwater during construction</p>	<ul style="list-style-type: none"> Letter from Acoustic Logic Pty Ltd to Mirvac, Harbourside – SSDA 7874 – Condition B9 dated 19/10/22 DPE Post Approval, DEMP, 23/11/22 Email from Mirvac to McKenzie, Harbourside Demolition Environmental Management Plan dated 14/09/22 Email from Property NSW to Mirvac, RE: Harbourside DEMP Rev B dated 09/11/22 Email from City of Sydney to Mirvac, RE: Harbourside Redevelopment Notice of Commencement dated 31/01/23 Email from City of Sydney to Mirvac, RE: Attn Major Projects Traffic Planner – Harbourside Redevelopment dated 04/04/22 Email from TfNSW to Mirvac, FW: Demolition Traffic and Pedestrian 	<p>x. water discharge management and protection of Darling Harbour</p> <p>In relation to point (viii), Mirvac have advised that the <i>“demolition approval does not allow us to remove the existing ground floor concrete slab so we will not be able to encounter groundwater. Our environmental consultant is preparing our dewatering management plan which will be used during the bulk excavation phase. This item will be addressed as part of the Bulk excavation”</i>.</p> <p>In relation to points (ix) and (x), the DEMP addresses stormwater control and discharge in Sections 4.3, 5.1, 5.2 and 5.3. However, the discussion mainly relates to erosion and sediment controls and the provision of an Erosion and Sedimentation Control Plan (ESCP), attached as Appendix D. In particular, Section 4.3 indicates that <i>“All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system, in particular along the eastern boundary. To prevent sediment contamination, the filters will be regularly inspected and replaced during the duration of the works.”</i> Section 5.3 Stormwater Management refers to a management plan <i>“to mitigate and/or address discharge of stormwater off the site and to ensure that the environmental values of receiving waters are maintained or enhanced. The Stormwater Management Plan provided as an annexure to this report will be developed and regularly assessed to ensure adequate controls are in place throughout the various stages of construction works. (Refer Appendix D)”</i>. It is noted that a Stormwater Management Plan is not provided in Appendix D, only the ESCP. The stormwater pits</p>		

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	<p>works including contact with NSW Office of Water</p> <p>ix) stormwater control and discharge</p> <p>x) water discharge management and protection of Darling Harbour</p> <p>xi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site</p> <p>xii) waste storage and recycling control</p> <p>xiii) construction material storage</p> <p>xiv) litter control</p> <p>xv) unexpected finds protocol</p> <p>xvi) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>(b) The DEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the DEMP, the consent shall prevail.</p> <p>(c) The Applicant must submit a copy of the DEMP to the Planning Secretary and Council for information prior to commencement of works.</p> <p>(d) The DEMP (as revised from time to time) must be implemented by the Applicant for the duration of the demolition works.</p>	<p>Management Plan for Review and Approval dated 03/06/22</p> <ul style="list-style-type: none"> • Email from TfNSW to Mirvac, RE; Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/23 • Email from Mirvac to McKenzie, Re: Harbourside Demolition Environmental Management Plan dated 27/09/22 • Mirvac and Ramboll emails, RE: SSD 7874 - Independent Environmental Audit - Site visit follow-up request, 18-31/05/23, with attached: <ul style="list-style-type: none"> ○ HS Demolition - ESCP_PMNSW Stormwater System Mark Up.pdf ○ H&R - Shutdown Checklist 10.03.23 (2).png ○ H&R - Shutdown Checklist 25.03.23 (2).png 	<p>located within the site boundary are not all clearly marked or discernible on the ESCP. The pits located within the demolition area, as opposed to kerb-side pits, are not shown. Aside from a single reference in Section 5.3 to maintaining or enhancing the environmental values of receiving waters, the DEMP does not refer to Darling Harbour or Cockle Bay as the receiving waters that require protection. Darling Harbour is generally only referenced as a locality.</p> <p>Documentation provided confirms the DEMP was submitted to DPE and submitted and approved by the Certifying Authority.</p> <p>The DEMP was observed to be generally implemented in accordance with the DEMP, as discussed below.</p> <ul style="list-style-type: none"> • Dust control with the use of a water truck and hand-held water sprays over specific work areas; • Erosion and sediment controls including the use of sediment fencing and coir logs around the site boundaries, as well as coir logs around a kerb-side stormwater pit. Although it was noted that rumble grids or other form of "stabilised site access" had not been installed in accordance with the ESCP. • The use of geofabric covering two small stormwater pits locating within the trafficked area where the mobile equipment works. <p>However, it was observed that two stormwater pits located in the middle of the site in the demolition and trafficable areas, that were covered with geofabric in accordance with Section 4,3 of the DEMP, were covered in a layer of fine silt. One could not immediately see if</p>		

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			<p>the silt was breaking through the geofabric filter without lifting and removing it, which is inconsistent with the 'geotextile filter pit surround' drawing in the ESCP. Site personnel advised that the geofabric is regularly inspected and reportedly replaced. They appeared unsure where the stormwater pits drained to and thought it likely they drained to one of the main underground stormwater drains and may be further treated before ultimately discharging to Cockle Bay / Darling Harbour. Mirvac advised on 31/05/23 that "the pit falls west across the site connecting into the PMNSW stormwater system" and the "RCBC traversing the Harbourside site discharging to the bay at the shotcrete sea wall". Mirvac also advised that "the removal of this pit is expected to take place during bulk excavation". Mirvac also advised that "Hassarati have confirmed that they periodically check the sediment controls and have provided evidence of two shutdown checklists outlining the sediment controls were checked on the 10th and 25th March 2023". The checklists provided refer to checking that "Site water run-off protection in place", "Environmental socks installed around stormwater grates" and "Streets clean". The checklists do not refer to checking or replacing the geofabric on the stormwater drains and they do not refer to checking Cockle Bay for turbid discharges from the stormwater culvert located under the boardwalk / jetty. The Auditors did not observe evidence that sediment from the site was impacting Cockle Bay during the site visit or the public domain around the site. Mirvac also confirmed on 31/05/23 that they had "reviewed the discharge point (being the main stormwater culvert) and confirm that there are no signs of sediment entering the harbour".</p>		

Table A: Compliance with SSD 7874, Stage 1					
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			<p>However, given the close proximity of the site to Cockle Bay, the initial uncertainty as to where the stormwater drains discharge to, the sensitivity of the receiving environment with respect to both the aquatic environment and high visibility to the public, it is considered that the site's stormwater control measures and discussion of water discharge management could be improved. Mirvac also advised that a Stormwater Management Plan would be prepared for Stage 2 of the development and bulk earthworks. On the basis of the above, the Auditors consider the DEMP and its implementation was generally compliant but requires improvement,</p> <p>Recommendation: Review and revise the DEMP to strengthen stormwater controls and discharge management including but not limited to: more frequent inspections of stormwater drains and maintenance to replace geofabric filters, improved inspection checklist, inspection of the stormwater discharge point(s) in Cockle Bay on a frequent basis (e.g. at the beginning and end of the day); and review and update the ESCP to reflect the actual erosion and sediment controls in place. Ensure that improved controls carry through to the next stage of the development, as applicable.</p>		
DEMOLITION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN					
B10	Prior to the commencement of works, a Demolition Traffic and Pedestrian Management Plan (DTPMP), prepared by a suitably qualified person, must be submitted to and approved by TfNSW. The DTPMP must be prepared in	<ul style="list-style-type: none"> • DEMP • DTPMP • Email from City of Sydney to Mirvac, RE: Attn Major Projects Traffic Planner - Harbourside 	A review of the DTPMP against Condition B10(a) requirements confirms the report addresses each of the sub conditions and was prepared by a suitably qualified person associated with the work being undertaken at the time of the Audit.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>consultation with Council, TfNSW and the Sydney Light Rail Operator. (a) The DTPMP must address, but not be limited to, the following matters:</p> <p>i) A description of the development;</p> <p>ii) Location of any proposed work zone(s)</p> <p>iii) Details of crane arrangements including location of any crane(s);</p> <p>iv) Haulage routes;</p> <p>v) Proposed hours of work;</p> <p>vi) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</p> <p>vii) Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on Darling Drive;</p> <p>viii) Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;</p> <p>ix) Pedestrian and traffic management measures;</p> <p>x) Demolition program and methodology;</p> <p>xi) A detailed plan of any proposed hoarding and/or scaffolding;</p> <p>xii) Measures to avoid construction worker vehicle movements within the CBD;</p>	<p>Redevelopment dated 04/04/22</p> <ul style="list-style-type: none"> • Email from TfNSW to Mirvac, RE: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/22 • Email from TfNSW to Mirvac, RE: Harbourside – TfNSW Meeting Minute 12 dated 28/09/22 • DPE Post Approval, DEMP, 23/11/22 • Email from City of Sydney to Mirvac, RE: Attn Major Projects Traffic Planner – Harbourside Redevelopment dated 04/04/22 • Email from TfNSW to Mirvac, FW: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 03/06/22 • Email from TfNSW to Mirvac, RE; Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/23 	<p>Documentation provided confirms that consultation was undertaken with Council, TfNSW and the Sydney Light Rail Operator. Documentation provided confirms the DTPMP was submitted to DPE and Council prior to the commencement of works and submitted and approved by TfNSW.</p>		

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>xiii) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</p> <p>xiv) Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p> <p>xv) Cumulative construction impacts of projects including Sydney Metro City and South West. Existing DPTMPs for developments within or around the development site should be referenced in the DPTMP to ensure that coordination of work activities is managed to minimise impacts on the surrounding road network; and</p> <p>xvi) Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the DTPMP.</p> <p>(b) The Applicant must provide the builder’s direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to</p>	<ul style="list-style-type: none"> Email from City of Sydney to Mirvac, RE: Harbourside Redevelopment Notice of Commencement dated 31/01/23 Email from Mirvac to TfNSW and Transdev, RE: RE: Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 23/05/22 			

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder’s direct contact number is current during any stage of construction</p> <p>(c) The Applicant must submit a copy of the DTPMP to the Planning Secretary and Council for information prior to commencement of works.</p> <p>(d) The DTPMP (as revised from time to time) must be implemented by the Applicant for the duration of demolition works.</p>				
ONGOING SITE TREATMENT					
B11	<p>Prior to the commencement of works, an Ongoing Site Treatment Management Plan (OSTMP) must be submitted to and approved by the Certifying Authority. The OSTMP shall provide details of the treatment and management of the site following demolition and before construction of an approved Stage 2 development.</p> <p>(a) The OSTMP must include, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> i) site surface treatment/stabilisation ii) site access and fencing iii) security 	<ul style="list-style-type: none"> • DEMP • Ongoing Site Treatment Management Plan prepared by Mirvac, Revision B, 20/10/22 (OSTMP) • DPE Post Approval, DEMP, 23/11/22 • Email from Mirvac to McKenzie, Harbourside Demolition Environmental Management Plan dated 14/09/22 • Email from McKenzie to Mirvac, Re: 	<p>A review of the OSTMP against conditions B11(a) confirms the report addresses most of the sub conditions associated with the work being undertaken at the time of the Audit. The Auditors’ comments in relation to Condition B9(a)(ix) and (x) also apply in relation to Condition B11(a)(vii) and (viii).</p> <p>Documentation provided confirms the OSTMP was submitted and approved by the Certifier and submitted to the Department and Council prior to the commencement of works.</p> <p>The OSTMP has not been implemented because there has been no intervening period between the demolition works and the construction of Stage 2 development.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	iv) environmental health and prevention of contact with contaminants v) management of dust and odour to protect the amenity of the neighbourhood vi) erosion and sediment control vii) stormwater control and discharge viii) water discharge management and protection of Darling Harbour. (b) The Applicant must submit a copy of the OSTMP to the Planning Secretary and Council for information prior to commencement of works. (c) The OSTMP (as revised from time to time) must be implemented by the Applicant for the duration of the period between the demolition works and the construction of a future Stage 2 development.	Harbourside Demolition Environmental Management Plan dated 26/10/22 <ul style="list-style-type: none"> • Email from City of Sydney to Mirvac, RE: Harbourside Redevelopment Notice of Commencement dated 31/01/23 • Mirvac and Ramboll emails, RE: SSD 7874 - Independent Environmental Audit - Site visit follow-up request, 18-31/05/23, with attached: <ul style="list-style-type: none"> ○ HS Demolition - ESCP_PMNSW Stormwater System Mark Up.pdf ○ H&R - Shutdown Checklist 10.03.23 (2).png ○ H&R - Shutdown Checklist 25.03.23 (2).png 			
VEHICLE CLEANSING					
B12	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are	<ul style="list-style-type: none"> • DEMP • Site visit on 18/05/23 • Interview with Hassarati on 18/05/23 	The DEMP has reported that controlled site access will be maintained with vehicle wash down / clean down facilities to be established to maintain access roads.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.		Hassarati advised all vehicle wheels are washed down with a hose on a hardstand prior to exiting the site. The Auditors observed the vehicle wash area during the site visit and did not identify any significant sediment or other materials on the roadway exiting the site.		
COMMUNITY INVOLVEMENT PLAN					
B13	No later than two weeks before the commencement of demolition works, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of demolition works or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including public and private adjoining affected landowners, institutions and businesses and others directly impacted by the development), during the demolition works and for a minimum of 12 months following the completion of demolition. The Community Communication Strategy must: (a) identify people to be consulted during the works; (b) set out procedures and mechanisms for the regular	<ul style="list-style-type: none"> Ethos Urban, Community Involvement Plan (CIP), 27/10/22 Department of Planning and Environment, Harbourside Redevelopment (SSD-7874) – Condition B13 Community Involvement Plan, 02/12/22 Email from Department of Planning and Environment to Mirvac, Harbourside Shopping Centre Redevelopment - Community Involvement Plan (Condition B13), 02/12/22 DPE Post Approval, CIP, 23/11/22 Interview with Mirvac on 18/05/23 https://harbourside.mirvac.com/the-project 	<p>A review of the CIP against conditions B13(a) to (d) confirms the report addresses each of the sub conditions associated with the work being undertaken at the time of the Audit. Documentation was observed that the CIP was currently being implemented during the Audit Period. The CIP details that the plan will be implemented for a minimum of 12 months following the completion of demolition.</p> <p>Documentation provided confirms the CIP was submitted and approved by the Department prior to the commencement of works.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; (iii) to resolve any issues and mediate any disputes that may arise in relation to the development, including disputes regarding rectification or compensation. (iv) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage. (e) must be implemented during the demolition works and for a minimum of 12 months following the completion of demolition.				
PRE-DEMOLITION WORK DILAPIDATION REPORT					
B14	The Applicant is to engage a qualified structural engineer to complete dilapidation surveys and	<ul style="list-style-type: none"> Email from enstruct to Mirvac, RE: HS - 	A review of the PDDRs against conditions B14 (a) and (b) confirms the report addresses each of the sub	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>prepare a Pre-Demolition Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence', including but not limited to:</p> <p>(a)Pyrmont Bridge; and</p> <p>(b)Inner West Light Rail and its assets – the dilapidation survey must include a joint site inspection by representatives of the Sydney Light Rail Operator, TfNSW and the Applicant.</p>	<p>Dilapidation Reports, 14/12/22</p> <ul style="list-style-type: none"> enstruct, Pre-demolition Dilapidation Report (PDDR) & Photographic Survey, Sofitel Hotel Dilapidation Works, 28/10/2022 enstruct, PDDR & Photographic Survey, Zone 2-4 Areas Around Pyrmont Bridge And The Intersection At Murray St, Pyrmont Bridge Rd And Darling Drive Dilapidation Works , 30/11/2022 enstruct, PDDR & Photographic Survey, Zone 25 Other Areas: International Convention Centre, 30/11/2022 enstruct, PDDR & Photographic Survey, Zone 9-12 West And East Harbourside, Areas Between The ICC And The Old Monorail Bridge Dilapidation Works, 30/11/2022 enstruct, PDDR & Photographic Survey, 	<p>conditions associated with the work being undertaken at the time of the Audit.</p> <p>Evidence provided confirms that the Dilapidation surveys and PDDRs included a joint site inspection by representatives of the Sydney Light Rail Operator, TfNSW and the Applicant.</p> <p>On this basis, the Auditors consider that overall, this condition to be compliant.</p>		

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Inner West Light Rail Dilapidation Works, 02/05/2022 <ul style="list-style-type: none"> • enstruct, PDDR & Photographic Survey, Zone 26 Other Areas: 50 Murray Street, 30/11/2022 • enstruct, PDDR & Photographic Survey, Pedestrian Bridge Dilapidation Works, 03/11/2022 • enstruct, PDDR & Photographic Survey, Zone 1 Pymont Bridge, 30/11/2022 • enstruct, PDDR & Photographic Survey, Novotel Carpark Dilapidation Works, 31/10/2022 • enstruct, PDDR & Photographic Survey, Zone 24 Other Areas: Australian National Maritime Museum Dilapidation Works, 30/11/2022 • enstruct, PDDR & Photographic Survey, Zone 5-7 East Murray St, Bunn Street And Darling Drive And 			

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Ramp Dilapidation Works, 30/11/2022			
B15	Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be submitted to the Planning Secretary	<ul style="list-style-type: none"> Email from Mirvac to McKenzie, Interim PLRC Dilapidation Report, 24/05/23 Following factual review: <ul style="list-style-type: none"> E-memo from McKenzie to Mirvac, Re: Harbourside - Commencement Letter Checklist, 21/12/22 Email from DPE to Mirvac, Harbourside Shopping Centre Redevelopment – Post Approval Document Received – (SSD-7874-PA-14), 08/08/23 	Review of the PDDRs confirms that whole of buildings were included in the surveys. Documentation has been provided to confirm submission to the Certifying Authority. No approval response from the Certifying Authority was supplied. However following factual review, the Certifier's Commencement Letter Checklist was provided as evidence of the Certifier's satisfaction with the PDDRs. Documentation was also provided to confirm the report was submitted to the DPE. On this basis, the Auditors consider this condition compliant based on the available evidence.	Compliant	
B16	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	Mirvac advised that no steps were required to be taken to obtain access to adjoining properties..	Not triggered	
DEMOLITION WASTE MANAGEMENT PLAN					
B17	Prior to the commencement of works, a Demolition Waste Management Plan (DWMP),	<ul style="list-style-type: none"> DEMP Waste Management Plan Template 	The DWMP was prepared as part of the DEMO which included the Mirvac Waste Management Plan template as an appendix. A review of the DEMO against	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>prepared by a suitably qualified person, must be submitted to and approved by the Certifying Authority.</p> <p>(a) The Plan must address, but not be limited to, the following matters:</p> <p>i) recycling of demolition materials including concrete</p> <p>ii) removal of hazardous materials and disposal an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> <p>(b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.</p> <p>(c) The Applicant must submit a copy of the DWMP to the Planning Secretary and Council for information prior to commencement of works.</p> <p>(d) The Applicant must notify the TfNSW Traffic Management Centre of the truck routes(s) to be followed</p>	<p>prepared by Mirvac, Revision 0, 09/07/18</p> <ul style="list-style-type: none"> • Email from City of Sydney to Mirvac, RE: TRIM CM: Harbourside Redevelopment – B17 DWMP dated 08/12/22 • DPE Post Approval, DEMP, 23/11/22 • Email from McKenzie to Mirvac, Re; Harbourside Demolition Environmental Management Plan dated 26/10/22 • Email from TfNSW to Mirvac, RE; Demolition Traffic and Pedestrian Management Plan for Review and Approval dated 08/08/23 • Email from TfNSW to Mirvac, RE: Condition B17(d) Traffic Management Centre dated 01/06/23 	<p>Conditions B17(a) to (b) confirms the report generally addresses each of the sub conditions associated with the work being undertaken at the time of the Audit. No details of the removal of hazardous waste has been provided.</p> <p>Section 3.4.4 Asbestos Removal and Disposal in the DEMP refers to an asbestos management plan that would be developed by the demolition contractor and would include air monitoring. However, it does not address the B17(b) requirements in sufficient detail. It also does not refer to managing waste in accordance with the <i>Protection of Environment Operations (Waste) Regulation 2014</i>, particularly Parts 4 and 7 for tracking of certain wastes and tracking and management of asbestos waste, respectively.</p> <p>Documentation provided confirms the DEMP which includes waste management was submitted and approved by the Certifier and submitted to the Department and Council prior to the commencement of works. Documentation has been provided that the DWMP as part of the DEMP and DTPMP was submitted to TfNSW.</p> <p>Overall, Condition B17 is considered compliant but the DEMP/DWMP could be improved to address Condition B17(b) requirements in relation to hazardous waste.</p> <p>Recommendation: Improve the DEMP / DWMP so that it addresses Condition B17(b) requirements, particularly the legal requirements associated with the removal of hazardous waste, notably requirements under the <i>Protection of Environment Operations (Waste) Regulation</i></p>		

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.		2014, particularly Parts 4 and 7, for tracking of certain wastes and tracking and management of asbestos waste, respectively.		
UTILITY SERVICE PROVIDERS					
B18	Prior to the commencement of work, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) confirming that satisfactory arrangements have been made to ensure provision of adequate services and submitted to the Certifying Authority.	<ul style="list-style-type: none"> Letter from Mirvac to Ausgrid, Redevelopment of Harbourside Shopping Centre – SSD 7874 dated 25 June 2021 dated 10/05/22 Letter from Mirvac to Sydney Water, Redevelopment of Harbourside Shopping Centre – SSD 7874 dated 25 June 2021 dated 10/05/22 Annexure B: Memo to Harbourside Shopping Centre Redevelopment Certifying Authority from Jemena Limited dated 24/05/22 Interview with Mirvac on 18/05/23 Following factual review: <ul style="list-style-type: none"> Email from McKenzie Group to Mirvac, RE: Harbourside Demolition – Notice of Commencement – 	Documentation provided confirms a letter has been provided to and signed by Ausgrid, Jemena and Sydney Water to confirm that utility providers were satisfied with arrangements to ensure provision of adequate services. Documentation was provided following factual review to confirm that the letters were submitted to the Certifier.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Condition B18, 31/07/23			
PROTECTION OF SURVEY INFRASTRUCTURE					
B19	Prior to the commencement of work, a statement prepared by a Surveyor registered under the Surveying Act 2002 must be submitted to Council. The statement is to verify that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be, or have been destroyed, must be replaced and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.	<ul style="list-style-type: none"> Letter from Beveridge Williams to City of Sydney, SSD 7874 Redevelopment of Harbourside Shopping Centre 10 Darling Drive, Darling Harbour dated 11/05/22 	A letter from Beveridge Williams to City of Sydney reported that "a survey has been carried out generally in accordance with the Surveyor-General's Direction No 11 – Preservation of Survey Infrastructure. Further, there are no Permanent Survey Marks within the area of this redevelopment." On this basis, the Auditors consider this condition to be compliant.	Compliant	
NO OBSTRUCTION OF PUBLIC DOMAIN WITHOUT APPROVAL					
B20	At least 8 weeks prior to the commencement of works, a Work Zone Permit must be sought and issued by Council or the relevant roads authority to allow any obstructions of the public way, footpaths, road reserves and the like, by any mobile cranes, materials, vehicles, refuse, skips, loading and unloading or the like. Where supported by the relevant authority, the Work Zone Permit should be given for the shortest possible time, so as not to restrict movement or use of the public	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	Mirvac advised no works zone was required for demolition works.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	domain. Consideration should be given to issuing the permit for a specific time period(s) or specific works. Pedestrian access along the Darling Harbour foreshore must be maintained at all times during demolition.				
WORKS AND STRUCTURES OVER A PUBLIC ROAD					
B21	Prior to the commencement of work, evidence that the relevant approvals have been obtained under Section 138 of the Roads Act 1993 must be submitted to the Planning Secretary, Council and Certifying Authority. This includes approvals to erect a hoarding and/or scaffolding on or above a public road or footpath, barricade a public road or in order to obtain a road occupancy licence.	<ul style="list-style-type: none"> Email correspondence Mirvac and Place Management NSW, FW: Harbourside-PMNSW Approval Process for Darling Drive Works dated 09/11/22 Hoarding permit approvals (HD-445657; HD-445658; HD-445660; HD-445661; HD-445662; HD-445668; HD-445671) dated 28/11/22-06/02/23 Interview with Mirvac on 18/05/23 Letter from Place Management NSW to Mirvac, Re: Harbourside Redevelopment – Construction Traffic Management Plan (CTMP) for Bunn 	<p>Mirvac have advised that all permits associated with occupying the surrounding public areas are to be submitted and approved by Place Management NSW (PMNSW). Correspondence from Place Management NSW confirms they are the road authority for Darling Drive and hold their own permit system for hoarding, scaffolding, cranes and other uses of public spaces.</p> <p>Documentation has been provided to confirm permit applications were submitted to and approved by Place Management NSW and Council and a Road Occupancy Licence was obtained. Documentation has not been provided to show that the permits were submitted to the Certifying Authority or DPE.</p> <p>Following factual review, Mirvac advised the Auditors that they understood that Darling Drive and Iron Wharf Lane were not public roads because they were owned by PMNSW. However, based on available documentation and a telephone conversation with PMNSW, Darling Drive is a public road and PMNSW is the road authority for permitting purposes. Hence, the Bunn Street Pedestrian Bridge demolition works that were carried out over Darling Drive were subject to Condition B21 requirements. Condition B21 remains non-compliant as outlined above.</p>	Non-compliant	NC2

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Street Demolition – Reference Number #11800 Address: Harbourside Shopping Centre, 2-10 Darling Drive, Darling Harbour, 16/02/23 <ul style="list-style-type: none"> • Letter from City of Sydney Council to Mirvac, Item 18 Road Works – Temporary Road Closure – Darling Drive, Sydney, 16/03/23 • Email from City of Sydney Council to Mirvac, RE: LPCTCC Report/Road Closure dated 17/03/23 • Road Occupancy Licence No. 563049 Following factual review: <ul style="list-style-type: none"> • Ramboll and Mirvac Teams Meeting to discuss feedback on Stage 1 and 2 IEAs, 21/08/23 • Ramboll call to PMNSW, 28/08/23 	Recommendation: Submit relevant approvals obtained from Place Management NSW to DPE the Certifying Authority and Council.		
EROSION AND SEDIMENT CONTROL					
B22	Prior to the commencement of any below ground works, evidence that soil erosion and sediment control measures have been designed in accordance with Managing Urban	<ul style="list-style-type: none"> • Letter from AT&L and Associates Pty Ltd to Mirvac, RE: Harbourside Shopping Centre Demolition – 	Demolition works undertaken as part of SSD 7874 are to be undertaken to the ground surface. No excavation below ground is to be undertaken as part of this SSD.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Stormwater – Soils & Construction Volume 1 (Landcom, 2004) must be submitted to the Certifying Authority.	<p>Erosion and Sediment Control Design Certificate dated 06/10/22</p> <ul style="list-style-type: none"> Email from McKenzie to Mirvac, Re; Harbourside Demolition Environmental Management Plan dated 26/10/22 	A letter has been provided as part of the demolition works by AT&L and Associates that the civil engineering plans meet the City of Sydney's Sydney Streets Technical Specification and OEH's Managing Urban Stormwater: Soils and Construction Guideline "Blue Book".		
ARCHAEOLOGY					
B23	All demolition contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.		No demolition below the ground surface is to be undertaken during this Audit Period as part of this SSD.	Not triggered	
B24	An unexpected finds protocol must be created to manage the unexpected discovery of potential relics during demolition works. This must include details of what constitutes an archaeological relic for the project, stop work procedures, procedures for contacting a suitably qualified archaeologist to assess the find, and processes for notification and consultation with the Heritage	<ul style="list-style-type: none"> DEMP Unexpected Find Protocol prepared by JBS&G, undated (UFP) 	<p>No demolition below the ground surface was undertaken during this Audit Period as part of this SSD.</p> <p>An unexpected finds protocol was prepared as part of the DEMP for any unexpected finds discovered during above ground demolition.</p>	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
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	Council. If a relic is uncovered work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Work may only recommence after approval from the Heritage Council. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.				
COMPLIANCE REPORTING					
B25	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).		Compliance Reports are not required to be submitted until after operations have commenced in accordance with the Compliance Reporting Post Approval Requirements (2020).	Not triggered	
B26	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.			Not triggered	
B27	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.			Not triggered	
B28	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an			Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	operational compliance report has demonstrated operational compliance.				
COMPLIANCE					
B29	The Applicant must ensure that all its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> • Interview with Mirvac on 18/05/23 • Site visit on 18/05/23 • 23.05.04 - HS_Document Request_Mirvac_IEA.xlsx 	Mirvac instructed Hassarati of the requirement to comply with the consent conditions when they were engaged on the project. Hassarati were aware of the consent conditions during the site visit. On this basis, the Auditors consider this condition to be compliant.	Compliant	
PART C DURING DEMOLITION					
APPROVED PLANS TO BE ON-SITE					
C1	A copy of the approved and certified plans, specifications and documents, incorporating conditions of approval, modifications and certification must be kept on the Site at all times and must be readily available to view by any officer of the Department, Council or Certifying Authority or a member of the public.	<ul style="list-style-type: none"> • Interview with Mirvac on 18/05/23 • Site visit on 18/05/23 • Sighted Hassarati Environmental Management Plan, 18/05/23 • Sighted Hassarati WHSE Management Plan, 18/05/23 • Sighted Hassarati Demolition Work Plan, 18/05/23 	Site personnel advised that copies of the approved and certified plans, specifications and documents incorporating conditions of approval and certification are electronically available onsite to all workers. Hard copies of approved plans (Environmental Management Plan, WHSE Management Plan, Demolition Work Plan) were available on-site.	Compliant	
SITE NOTICE					
C2	A site notice(s) must be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details, including details of the builder, Certifying Authority and structural engineer. The notice(s)	<ul style="list-style-type: none"> • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 • Site Notice Following factual review:	Hassarati site notices were observed during the site visit at several locations on the site boundary hoarding. The Hassarati Site Notices met some but not all of Condition C2 requirements with the following information gaps: <ul style="list-style-type: none"> • The builder; 	Non-compliant	NC3

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>must satisfy the following requirements:</p> <p>(a) be able to be read by the general public</p> <p>(b) be rigid, durable and weatherproof and displayed throughout the works period</p> <p>(c) specify 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 and complaints</p> <p>(d) mounted at eye level on the perimeter hoardings/fencing</p> <p>(e) include a statement that unauthorised entry to the Site is not permitted.</p>	<ul style="list-style-type: none"> Email from DPE to Mirvac, RE: Harbourside Redevelopment – SSD 7874, SSD 38881729, 05/06/23 	<ul style="list-style-type: none"> The Certifying Authority; The structural engineer; The approved hours of work; The name of the site/project manager; and The responsible managing company’s address. <p>The ‘After Hours Contact’ phone number was not provided on all of the Site Notices (e.g. at the site entrance from the southern walkway).</p> <p>Condition C2 is considered non-compliant because the Site Notices did not include all of the required details.</p> <p>Following factual review, Mirvac provided correspondence with DPE regarding the Site Notice being non-compliant. Mirvac subsequently updated the Site Notices. DPE responded that as the information had been updated, no further enforcement action was required. The Auditors consider no recommendation is required following signage rectification.</p>		
CONTACT TELEPHONE NUMBER					
C3	<p>The 24-hour contact telephone number must be continually attended by a person(s) with authority over the works for the duration of the development.</p>	<ul style="list-style-type: none"> https://harbourside.mirvac.com/the-project Site Notice Site visit on 18/05/23 	<p>A 24 hour site contact telephone number is available, which is the Hassarati Site Manager’s mobile number. A Mirvac sign displaying a Community Consultation Contact 1800 Hotline number (1800 870 549) and email (consultation@ethosurban.com) was also sighted on the northern boundary fence. It is also provided for community updates on the Harbourside Mirvac website. This number is managed by Ethos Urban who manage community engagements on behalf of Mirvac.</p>	Compliant	
IMPLEMENTATION OF MANAGEMENT PLANS					
C4	<p>The requirements of the DEMP (including DNVMP), DTPMP, and DWMP required by Conditions B9, B10 and B16 of this consent must</p>	<ul style="list-style-type: none"> DEMP DNVMP DTPMP Site visit on 18/05/23 	<p>Based on the documentation reviewed, the site visit and interviews with Mirvac and Hassarati, implementation of the management plans has generally been undertaken in accordance with the consent</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	be implemented during demolition OSTMP.	<ul style="list-style-type: none"> Interview with Mirvac and Hassarati on 18/05/23 	conditions. However, opportunities for improvement have been identified. Refer to Condition B9, B10 and B16 recommendations.		
C5	The relevant requirements of the Transplantation Methodology Report required under Condition B7 must be implemented.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac and Hassarati on 18/05/23 	Mirvac advised that the transplanting of trees had yet to occur on site during this Audit Period.	Not triggered	
HOURS OF DEMOLITION					
C6	Demolition, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays.	<ul style="list-style-type: none"> DEMP CIP Department of Planning and Environment, Harbourside Redevelopment (SSD-7874) – Condition B13 Community Involvement Plan, 02/12/22 Mirvac, Bridge Demolition-Outline Methodology' (sic), Drawing No: HBR-SITE-MGR-CM-DRG-0020 (PAGE 1 of 5), 27/05/22 TfNSW Letter to Mirvac, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 	<p>Section 1.6 of the DEMP states the hours of operation consistent with this Condition.</p> <p>Mirvac advised that the hours of demolition have been compliant with the consent condition with the exception of the demolition of the Bunn Street Pedestrian Bridge. The Auditors understand that Mirvac believed they were compliant with Conditions C6 to C9 on the basis that the pedestrian bridge demolition works met the circumstances stipulated under Condition C8. However, the Auditors take a different view as there is insufficient documentation to support this. The out of hours work for the bridge demolition was not required by the Police or a public authority for the purpose of delivery of vehicles, plant or materials and it was not an emergency.</p> <p>The DEMP did not indicate that the Bunn Street Pedestrian Bridge demolition work would be undertaken outside the approved hours of demolition.</p> <p>The 'Bridge Demolition-Outline Methodology' (sic), Drawing No: HBR-SITE-MGR-CM-DRG-0020 (PAGE 1 of 5), indicated that "Phase 1 and Phase 2 works [of the bridge demolition] are proposed to be undertaken in a continuous removal process over the course of a weekend shutdown", which infers work on Sunday and possible night work, but made no specific reference to working outside the approved hours of operation.</p>	Non-compliant	NC4

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		300 DP836410, 21/12/22 <ul style="list-style-type: none"> • Interview with Mirvac • TfNSW, Road Occupancy Licence No. 563049 • Application of Notification to Stand and Operate Special Purpose Vehicle issued 16/03/23 • Construction Traffic Management Plan prepared by Absolute Traffic Management, Rev 4, 20/02/23 • Harbourside Redevelopment (SSD 7874) Issues Registers: <ul style="list-style-type: none"> ○ 230405_Harbourside_Complaints_Register_December_2022-March2023.pdf ○ 230501_Harbourside_April_Issues_Register.pdf ○ 230531_Harbourside_Complaints_Register_May_2023.pdf 	Whilst this plan was approved by TfNSW, there is no evidence that it was submitted to, or approved by, DPE. The CIP indicated in Table 10, Section 6.3 that the work "may necessitate out-of-hours" and the CIP was approved by DPE. The Auditors note that Mirvac obtained a road occupancy licence from TfNSW and a NSW police application of notification was approved. Based on the available evidence, the bridge demolition works outside of the approved hours of demolition was non-compliant. The Harbourside Redevelopment (SSD 7874) Issues Registers indicate that Mirvac received four complaints regarding work outside approved hours of work in December 2022 and March 2023. <p>Recommendation: Do not conduct work outside the Condition C6 approved hours of work or on Sundays or public holidays unless it meets the circumstances described in condition C8.</p>		
C7	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> • Refer to Conditions C6 and C8 Evidence. 	The Auditors understand that demolition of the Bunn Street Pedestrian Bridge was carried out during Sunday	Non-compliant	Refer to NC4

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			02/04/23, which is non-compliant. Refer to Conditions C6 and C8 Findings and Recommendations.		
C8	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	<ul style="list-style-type: none"> • Interview with Mirvac • TfNSW, Road Occupancy Licence No. 563049 • Application of Notification to Stand and Operate Special Purpose Vehicle issued 16/03/23 • Construction Traffic Management Plan prepared by Absolute Traffic Management, Rev 4, 20/02/23 • City of Sydney, Advice of Local Pedestrian, Cycling and Traffic Calming Committee, 16/03/23 <p>Following factual review:</p> <ul style="list-style-type: none"> • Transdev email to Mirvac, RE: Harbourside Demolition – Notice of Commencement – Conditions C6, C39, 31/07/23 • Telephone call between Ramboll and DPE, 15/08/23 	<p>Based on the Road Occupancy Licence, demolition of the Bunn Street Pedestrian Bridge over a public roadway and light rail was undertaken between midnight Friday 31/03/23 to 5am Monday 03/04/23. The Auditors consider that the pedestrian bridge demolition work did not meet the criteria of Condition C8 because documentation provided does not indicate that the work was required by the Police or a public authority for the delivery of vehicles, plant or materials and it was not emergency work. Therefore, Condition C8 was not triggered.</p> <p>Following factual review The Auditors understand that the pedestrian bridge demolition was scheduled to coincide with an already planned shutdown of the light rail. Transdev advised that <i>“Transport has approval for shutdown works to occur outside the DA stipulated time. We provide EPA notices to all required residents. All possession works were covered under this notice”</i>. The Auditors cannot verify if Transport has DPE approval to shutdown the light rail outside the approved hours of demolition under SSD 7874 or even if that is relevant to the condition C8 requirement. However, it is clear that multiple public authorities including TfNSW, PMNSW and Council, as well as the Police and Transdev, agreed to the pedestrian bridge demolition works occurring outside the approved hours of demolition.</p> <p>The Auditors note that Condition C8 permits out of hours work only under limited circumstances and there is no provision in the consent conditions to seek DPE approval for a variation except through seeking a modification to the consent conditions.</p>	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>The Auditors sought clarification from DPE and was advised that out of hours works was only permitted under the circumstances specified in condition C8. On this basis, the conduct of the pedestrian bridge demolition works outside the approved hours was non-compliant.</p> <p>Recommendation: Consult DPE to clarify condition C8 requirements. Consider seeking a modification to condition C8 or similar conditions in later SSDs for the development, that would allow permission to be given by DPE or other relevant authority for demolition or construction works to be conducted outside the approved hours under a wider range of circumstances than currently permitted under condition C8.</p>		
C9	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> • Letter to Residents from Mirvac, Re: Redevelopment of Harbourside – Darling Drive closure for the Bunn St Bridge removal and partial demolition of the monorail station dated 15/03/23 • Interview with Mirvac on 18/05/23 • Mirvac, Harbourside Redevelopment (SSD 7974) Issues Register Updated, 5 April 2023 • Mirvac, Harbourside Redevelopment (SSD 	<p>As noted in the Findings for Condition C6, Mirvac believed the Bunn Street Pedestrian Bridge demolition works were compliant with Conditions C6 to C8. Mirvac issued a letter to surrounding residents notifying them of the demolition works a fortnight in advance. On this basis, the Auditors consider this condition to be compliant.</p> <p>Based on the Harbourside Redevelopment (SSD 7974) Issues Registers for March and April 2023 (https://harbourside.mirvac.com/community-information/complaints-register), no community complaints were received regarding the Bunn Street Pedestrian Bridge demolition works.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		7974) Issues Register Updated: 1 May 2023			
DEMOLITION NOISE MANAGEMENT					
C10	Demolition works must be undertaken with the aim of achieving the construction noise management levels detailed in the City of Sydney Construction Hours / Noise within the Central Business District Code of Practice 1992 and 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 DNVMP, approved as part of the DEMP.	<ul style="list-style-type: none"> • DEMP • DNVMP • Interview with Mirvac on 18/05/23 • Site visit on 18/05/23 • Acoustic Logic (AL), Noise Monitoring Report 1 – Murray Street Residents 31.01.2023-13.02.2023, 24/02/23 • AL, Noise Monitoring Report 2 – Murray Street Residents 13.02.2023-07.03.2023, 24/04/23 • AL, Noise Monitoring Report 3 – Murray Street Residents 07.03.2023-16.03.2023, 24/04/23 • AL, Noise Monitoring Report 4 – Murray Street Residents 16.03.2023-30.03.2023, 26/04/23 • AL, Noise Monitoring Report 5 – Murray Street Residents 30.03.2023-13.04.2023, 26/04/23 	<p>The DNVMP includes noise mitigation measures such as: respite hours, non-tonal reversing beepers, plant and equipment turned off when not in use, employees and contractors to undertake an environmental induction. The DNVMP also includes a noise management procedure (community communications) in the event of a compliant.</p> <p>During this Audit Period, continuous unattended noise monitoring has been undertaken in accordance with condition C13. Based on the noise monitoring results, there were periods when the 'noise affected levels' for the residential receiver (R8) were exceeded almost continuously during day time hours on 14/02/23, 21-23/02/23, 27/02/23, 02-31/03/23, 01-06/04/23, 08-15/04/23, 17-30/04/23, 01-18/05/23. It is noted that the noise levels remained elevated on Sundays when demolition activities were not occurring. The noise levels were generally below the highly noise affected management levels (HNAML) but there were a number of days when the HNAML was exceeded for 1-2 hours including 02/03/23, 30/03/23, 01/04/23, 04/04/23, 12-13/05/23 and 17-18/05/23. It is noted that the pedestrian bridge demolition work was being conducted on 01/04/23 and the HNAML was also exceeded during the evening of 01/04/23. Acoustic Logic indicated in all of the noise monitoring reports that when the noise levels exceeded the HANML "it was generally between the approved working hours and periods of respite were provided.". The noise monitoring data indicates that noise levels generally dropped during the respite periods required under condition C14. The noise</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> • AL, Noise Monitoring Report 6 – Murray Street Residents 13.04.2023 – 27.04/2023, 27/04/23 • AL, Noise Monitoring Report 7 – Murray Street Residents 27.04.2023 – 11.05.2023, 02/06/23 • AL, Noise Monitoring Report 8 – Murray Street Residents 11.05.2023 – 25.05.2023, 02/06/23 • Harbourside Redevelopment (SSD 7874) Issues Registers: <ul style="list-style-type: none"> ○ 230405_Harbourside_Complaints_Register_December 2022-March2023.pdf ○ 230501_Harbourside_April_Issues_Register.pdf ○ 230531_Harbourside_Complaints_Register_May 2023.pdf • City of Sydney email to Ramboll, RE: Request for Consultation with City of Sydney – 	<p>monitoring reports provide no explanation for why the HANML was exceeded. Of the complaints recorded on the complaints register, 3 were associated with noise during the early morning and evening. No specific noise source was identified in the complaint. The response provided on the complaints register included calling and issuing an apology and providing requested documentation to the complainant.</p> <p>City of Sydney advised the Auditors that <i>“Council received one (1) noise complaint on 9 March 2023 regarding the demolition of the Harbourside Shopping Centre for noise pollution from the use of jack hammers on site. The noise eased off before Council contacted the customer and no further action was taken”.</i></p> <p>During the site visit, a respite period between 10.00am - 10.30am was observed.</p> <p>Following factual review, Acoustic Logic provided additional information regarding the continuous unattended noise monitoring: <i>“With respect to the exceedance of the HNAML, this is expected to occur from time to time, and is based on the proximity of works to the monitoring location, as well as the type of activity being undertaken. For days where the HNAML is exceeded, works would have been occurring in close proximity to the monitoring location, and therefore higher noise levels were recorded. Exceedance of these levels were identified in the CNVMP for the demolition phase, and respite periods were recommended where they occurred. Reviewing the monitoring graphs for days where the HNAML is exceeded, periods of respite where noise levels are significantly lower are recorded on all occasions.”</i></p>		

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Independent Environmental Audit of Harbourside Shopping Centre (SSD 7874), 25/05/23</p> <p>Following factual review:</p> <ul style="list-style-type: none"> Acoustic Logic email to Mirvac, RE: Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 - Draft Audit Table, 02/08/23 	<p>The Auditors also understand that Mirvac regularly meet with Sofitel management, a neighbouring property, to keep them informed of planned activities and receive feedback on noise levels and other issues.</p> <p>On the basis of the above, the Auditors consider that noise mitigation measures were implemented and this condition was in general compliance. However, further noise mitigation is required in order to reduce noise levels below the development's construction noise management levels.</p> <p>Recommendation: Review mitigation measures and implement additional mitigation measures to reduce noise levels from construction activities to below the construction noise management levels.</p>		
C11	<p>If the noise from a demolition activity is substantially tonal or impulsive in nature (as those terms are used in Chapter 4.5 of the NSW DECC Interim Construction Noise Guideline, and in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.</p>	<ul style="list-style-type: none"> DEMP DNVMP Interview with Mirvac on 18/05/23 Refer to Evidence for Condition C10 City of Sydney email to Ramboll, RE: Request for Consultation with City of Sydney – Independent Environmental Audit of Harbourside Shopping Centre (SSD 7874), 25/05/23 <p>Following factual review:</p> <ul style="list-style-type: none"> Acoustic Logic email to Mirvac, RE: 	<p>The noise monitoring conducted and reported by Acoustic Logic was continuous unattended monitoring in accordance with condition C13. The noise monitoring reports do not include assessment of whether the noise was substantially tonal or impulsive in nature. City of Sydney advised the Auditors that "<i>Council received one (1) noise complaint on 9 March 2023 regarding the demolition of the Harbourside Shopping Centre for noise pollution from the use of jack hammers on site.</i>"</p> <p>Given the nature of the demolition activity, the equipment used and that noise levels were predicted to exceed the City of Sydney construction noise level limits, it is considered that the condition C11 requirement would likely have been triggered at times (e.g. during use of a hydraulic hammer or demolition saw).</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 - Draft Audit Table, 02/08/23	<p>Following factual review, Mirvac provided Acoustic Logic's response to the Auditors view in which they advised that "<i>short term measurements were undertaken at the beginning of the demolition phase to quantify noise impact to surrounding receivers.... The measurements undertaken during demolition do not indicate that noise from construction activities is either tonal or impulsive, and so penalties would not be applied.</i>" Although the Auditors have not been provided with the referenced short term measurements, the Auditors accept Acoustic Logic's assertion that the construction activities were not tonal or impulsive in nature. Therefore, condition C11 is considered compliant.</p> <p>Recommendation: Record when equipment is used such as the hydraulic hammer or demolition saw, that is likely to generate substantially tonal or impulsive noises, and provide this data to Acoustic Logic to adjust the measured noise level in accordance with condition C11 in a transparent manner.</p>		
C12	The Applicant shall schedule intra-day 'respite periods' for demolition activities predicted to result in the 75dB(A) "highly noise affected" target being exceeded. For these activities, respite periods are to be adopted as outlined in Condition C14 (unless otherwise negotiated with the most affected noise sensitive receivers).	<ul style="list-style-type: none"> • DEMP • DNVMP • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 	<p>Mirvac and Hassarati have advised that respite periods in accordance with condition C14 are undertaken, which is generally supported by the noise monitoring data. An additional respite period has also reportedly been undertaken between 10.00am -10.30am, which was observed during the site visit.</p> <p>The DEMP and DNVMP detail the requirement for respite hours however it is noted that the DNVMP does not refer to the modified C12 consent condition (refer to Condition A18 Findings and Recommendations). On this basis, the Auditors consider this condition to be compliant.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C13	Continuous unattended noise monitoring is to be undertaken at the most affected external residential boundary (which may include a balcony) for the duration of the demolition work. This noise monitoring is to be analysed, reviewed and submitted as a summary, on a fortnightly basis to the Planning Secretary and must be incorporated in the DNVMP and DEMP.	<ul style="list-style-type: none"> • DEMP • DNVMP • Noise Monitoring Report 1 – Murray Street Residents 31.01.2023-13.02.2023 prepared by Acoustic Logic, 24/02/23 • Noise Monitoring Report 2 – Murray Street Residents 13.02.2023-07.03.2023 prepared by Acoustic Logic, 24/04/23 • Noise Monitoring Report 3 – Murray Street Residents 07.03.2023-16.03.2023 prepared by Acoustic Logic, 24/04/23 • Noise Monitoring Report 4 – Murray Street Residents 16.03.2023-30.03.2023 prepared by Acoustic Logic, 26/04/23 • Noise Monitoring Report 5 – Murray Street Residents 30.03.2023-13.04.2023 prepared 	<p>Continuous unattended noise monitoring is undertaken for the residents of Murray Street. The noise monitoring is analysed and reviewed by Acoustic Logic in a noise monitoring report. However, the Auditors note that the noise monitoring reports do not consider the demolition activities that were being conducted during the monitoring periods or whether, for example, noises were tonal or impulsive, and they provide no explanation for why the HANML was exceeded from time to time, such as for example, the pedestrian bridge demolition work.</p> <p>Following factual review, Acoustic Logic provided additional information regarding the continuous unattended noise monitoring: <i>“With respect to the exceedance of the HNAML, this is expected to occur from time to time, and is based on the proximity of works to the monitoring location, as well as the type of activity being undertaken. For days where the HNAML is exceeded, works would have been occurring in close proximity to the monitoring location, and therefore higher noise levels were recorded. Exceedance of these levels were identified in the CNVMP for the demolition phase, and respite periods were recommended where they occurred. Reviewing the monitoring graphs for days where the HNAML is exceeded, periods of respite where noise levels are significantly lower are recorded on all occasions.”</i></p> <p>Documentation has been provided to confirm the submission of the noise monitoring reports to the Department. The reports were submitted in one submission not in accordance with the required fortnightly basis.</p>	Non-compliant	NC5

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>by Acoustic Logic, 26/04/23</p> <ul style="list-style-type: none"> Post Approval – Noise Monitoring Report dated 02/06/23 <p>Following factual review:</p> <ul style="list-style-type: none"> Acoustic Logic email to Mirvac, RE: Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 – Draft Audit Table, 02/08/23 	<p>Recommendation: Improve the noise monitoring analysis to include consideration of the demolition activities and the nature of the noise (e.g. tonal or impulsive) and explain why the HNAML was exceeded during the monitoring period, where applicable. Implement a process to ensure the noise monitoring reports are submitted on a fortnightly basis.</p>		
C14	<p>For Category A appliances (as identified in the City of Sydney Construction Hours / Noise within the Central Business District Code of Practice 1992), respite periods shall be applied for activities predicted to result in exceedances of the Highly Noise Affected Threshold (as identified in the EPA Interim Construction Noise Guideline). For these activities, respite periods to be adopted as follows (unless other arrangement with the effected noise receiver is agreed):</p> <p>(a) 7am to 8am (Monday to Saturday)</p> <p>(b) 1pm to 2pm (Monday to Saturday).</p>	<ul style="list-style-type: none"> DEMP DNVMP Interview with Mirvac and Hassarati on 18/05/23 Site visit on 18/05/23 	<p>Mirvac and Hassarati advised that respite periods in accordance with the consent condition are undertaken, which was generally supported by the noise monitoring data. An additional respite period was also undertaken between 10.00am - 10.30am, which was observed during the site visit. On this basis, the Auditors consider this condition to be compliant.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	These respite periods do not apply to periods of equipment set up or similar.				
C15	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.	<ul style="list-style-type: none"> • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 • Complaint Register April 2023 and May 2023 Following factual review: <ul style="list-style-type: none"> • Refer to Condition C10 Evidence 	<p>A review of the complaint register, site visit and interview with Mirvac and Hassarati identified that mitigation measures are in place to address exceedances of the HNAML.</p> <p>Following factual review, the Auditors further reviewed the noise monitoring reports. Condition C10 requires that demolition works must be undertaken with the aim of achieving the construction noise management levels detailed in the City of Sydney Code of Practice and the EPA’s ICNG, which are taken to be noise limits under SSD 7874. The noise management levels for the development based on the City of Sydney Code of Practice were exceeded during the Audit Period. The HNAML was also exceeded for about 1-2 hours on a number of days during the Audit Period. As discussed in the findings for Condition C10, Acoustic Logic advised that based on modelling, it was expected that the noise management levels and the HNAML would be exceeded “from time to time” and therefore, “<i>respite periods were recommended where they occurred. Reviewing the monitoring graphs for days where the HNAML is exceeded, periods of respite where noise levels are significantly lower are recorded on all occasions</i>”.</p> <p>However, the development’s noise limits were exceeded during the Audit Period and therefore, the Auditors consider Condition C15 to be non-compliant.</p> <p>The Auditors are not able to assess if offensive noise has occurred as a result of the development but note that noise may be considered offensive if the noise “<i>by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances –</i></p>	Non-compliant	NC6

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p><i>(ii) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted".</i></p> <p>Five noise complaints were received during the Audit Period, two in December and three in March, and they usually related to out of hours work. There were no multiple, sustained complaints at any one time indicating that offensive noise is unlikely to have occurred.</p> <p>Recommendation: Endeavour to reduce noise levels below the approved noise limits. Consider reviewing the noise limits and/or Condition C15 requirements in consultation with DPE if the noise limits are considered unachievable.</p>		
C16	The Applicant must undertake a safety risk assessment of demolition activities to determine whether it is practicable to use audible movement alarms of a type that would minimise the noise impact on surrounding noise sensitive receivers, without compromising safety.	<ul style="list-style-type: none"> • Interview with Mirvac on 18/05/23 • DEMP • DNVMP • Site visit on 18/05/23 	The DNVMP outlines the recommended construction noise level requirements during the demolition. As part of the assessment, the DNVMP takes into account truck movements entering the site (north along Darling Drive, where vehicles perform a U-turn manoeuvre to be loaded) minimising the use of audible movement alarms. Mirvac have advised equipment working on site including excavators are reported to have audible alarms. On the basis of the above, the Auditors consider this condition has been met.	Compliant	
VIBRATION CRITERIA					
C17	Vibration caused by demolition 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	<ul style="list-style-type: none"> • Acoustic Logic, Demolition Phase - Construction Noise and Vibration Management Plan (DNVMP), 19/09/22 	The DNVMP was prepared by Acoustic Logic, who are suitably qualified. A review of the DNVMP against conditions C17(a) to (c) confirms the report addresses each of the sub conditions associated with the work being undertaken at the time of the Audit.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings (b) for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure (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>Following factual review:</p> <ul style="list-style-type: none"> • Mirvac emails to Ramboll, RE: Harbourside Development, Stage 1, Independent Environmental Audit 1, SSD 7874 - Draft D2, Independent Environmental Audit Report, 16/08/23 • Mirvac, Vibration Monitoring, Sensor Layout (Level 00), Demolition Phase, MCPL_HS_GEOMOT_00 1_I00 Sensor Layout_rev00, 02/02/2023 • Geomotion Cloud, Vibration Monitors: Harbour Side- Level 00, Weekly Summary Report, Mirvac: <ul style="list-style-type: none"> ○ 2023-06-19 to 2023-06-26 ○ 2023-06-26 to 2023-07-03 ○ 2023-06-26 to 2023-07-03 	<p>The DNVMP recommended that vibration be monitored during demolition at three locations: Sydney Water Stormwater Culvert; Heritage pipework beneath the site; and the Light Rail Track.</p> <p>Following factual review, Mirvac provided evidence that vibration monitoring has been conducted at twelve vibration receiver locations including the three required locations. Geomotion Cloud's platform for the vibration monitoring system issues alerts to project personnel with traffic light action levels for the vibration levels. Mirvac advised that there have been no exceedances of the recommended vibration limit criteria for continuous vibrations.</p> <p>Based on the information provided, the Auditors consider Condition C17 is compliant.</p>		
C18	These limits apply unless otherwise outlined in a DNVMP, approved as part of the DEMP.	<ul style="list-style-type: none"> • DNVMP 	Limits from Condition C17 are applied in the DNVMP.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
DISPOSAL OF SEEPAGE AND STORMWATER					
C19	Any seepage or rainwater collected on-site during demolition or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the New South Wales Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 • DEMP • at&l, Erosion and Sedimentation Control Plan, Drawing No. CIV-DWG-OA-1401, Issue B, 25/09/22 (ESCP) 	<p>Mirvac and Hassarati have advised that no seepage or rainwater is pumped to the street stormwater system. Specific reference to the requirement for seepage or rainwater to not be pumped out has not been clearly detailed in the DEMP or sediment and erosion control plan. During the site visit, no trenches, sediment basins or collected rainwater, seepage / groundwater were evident and no rainwater or seepage / groundwater were being pumped to the street stormwater system. Therefore Condition C19 is considered not triggered.</p> <p>Water was being sprayed by a water truck and hand held hoses over the work areas and water was entering the stormwater system as discussed in the findings for Condition B9, albeit not in the circumstances referred to in Condition C19 requirements.</p> <p>A minor trickle of water was observed along the southern site boundary on the pedestrian walkway. Sediment controls were observed along the inside boundary however a crack in the brick wall below the hoarding allowed a pathway for the water to seep through (see photograph of seepage in Appendix D).</p> <p>Recommendation: Update the DEMP to include reference that seepage or rainwater collected onsite must not be pumped to the street stormwater system. Consider review of the Cockle Bay site boundary to prevent water seeping from the site.</p>	Not triggered	
WASTE MANAGEMENT PLAN					
C20	Notwithstanding the DWMP referred to in Condition B17, the Applicant must ensure that:	<ul style="list-style-type: none"> • DEMP • Waste Management Plan Template 	Mirvac have advised waste generated at the site for demolition has included general waste, debris, asbestos and metals. No soil has been excavated and disposed of during this Audit Period under SSD 7874.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(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</p> <p>(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</p> <p>(c) waste (including concrete waste, rinse litter, debris or other matter) are not disposed of on the site and do not enter the waters of Sydney Harbour</p> <p>(d) any vehicle used to transport waste, materials and/or excavation spoil from the site is covered before entering the public roadway</p> <p>(e) the wheels of any vehicle, trailer or mobilised plant are cleaned of debris prior to leaving the site.</p>	<p>prepared by Mirvac, Revision 0, 09/07/18</p> <ul style="list-style-type: none"> • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 • Hassarati Waste Tracking Register, 30/04/23 • Bingo Waste Services Pty Ltd, Docket GEN1550432-1, Asbestos Waste, 17/01/23 	<p>Documentation including the waste tracking register has been provided and reviewed by the Auditors. During the site visit, waste was observed within the site boundary and being transported offsite in a covered truck. Truck wheels were observed being washed by hoses before exiting the site. Significant sediment was not observed outside of the site boundary being tracked by vehicles exiting the site.</p> <p>On the basis of the information provided, the Auditors consider this condition is met.</p>		
DUST CONTROL MEASURES					
C21	<p>Adequate measures must be taken to prevent dust from affecting the neighbouring amenity during demolition. In particular, the following measures must be implemented:</p> <p>(a) physical barriers erected at right angles to the prevailing wind direction or placed around and over dust sources to prevent wind or activity from generating dust emissions</p>	<ul style="list-style-type: none"> • DEMP • Air Quality Management Plan prepared by JBS&G, Rev A, 29/07/22 (AQMP) • Interview with Mirvac and Hassarati on 18/05/23 • Site visit on 18/05/23 	<p>An AQMP was prepared and included as part of the DEMP which details measures to be implemented for dust control. Based on documentation provided, interviews and the site visit, the consent conditions have generally been met. It should be noted that in regard to condition C21(g), Mirvac have advised that gates are kept open if there are multiple vehicles movements during a specific period.</p> <p>On the basis of the above, the Auditors consider this condition has been met.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) earthworks and scheduling activities managed to coincide with the next stage of development to minimise the amount of time the site is left in a cut or exposed (c) all materials stored or stockpiled not to exceed 4 meters in height, are constructed and maintained to prevent cross contamination, include suitable erosion and sediment controls, and are covered, if necessary, to control emissions of dust and/or VOCs/odour (d) the surface dampened slightly to prevent dust from becoming airborne, but not be wet to the extent that run-off occurs (e) all vehicles carrying spoil or rubble to or from the site covered to prevent the dust or other materials escaping (f) all equipment wheels washed before exiting the site using manual or automated sprayers and drive-through washing bays (g) gates closed between vehicle movements and fitted with shade cloth (h) cleaning of footpaths and roadways carried out regularly.	<ul style="list-style-type: none"> Complaint Register April 2023 and May 2023 Hassarati Daily Toolbox Talks, 06/02/23, 10/02/23, 11/02/23 			
NO OBSTRUCTION OF THE PUBLIC WAY					
C22	The public way, footpaths, road reserves and the like, must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or	<ul style="list-style-type: none"> Site visit on 18/05/23 	No obstruction of public ways was observed during the site visit. No Work Zone Permits have been issued in accordance with Condition B20.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the like, under any circumstances unless in accordance with a Work Zone Permit (see Condition B20).				
LOADING AND UNLOADING DURING DEMOLITION					
C23	All loading and unloading associated with demolition and construction must be accommodated on-site, unless in accordance with a Work Zone Permit (see Condition B20).	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	Mirvac have advised all loading and unloading of trucks are undertaken within the site. The Auditors observed loading of trucks during the site visit.	Compliant	
C24	Any damage to the public way, footpaths, road reserves and the like, including trees, kerbs, paving, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	No damage to the public way, footpaths and road reserves was observed during the site visit or reported by Mirvac.	Not triggered	
EROSION AND SEDIMENT CONTROL					
C25	All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the 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.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Hassarati on 18/05/23 DEMP Sediment and Erosion Control and Stormwater Management Plan prepared by AT&L, 25/09/22 Hassarati Shutdown Checklist, 10/03/23 Hassarati Shutdown Checklist, 25/03/23 	Erosion and sediment controls are prepared as part of the DEMPS and sediment and erosion control and stormwater management plan. During the site visit, sediment controls including sediment fencing and bunding were observed throughout the site and along the site boundary. Hassarati advised erosion and sediment controls are checked daily through a site inspection checklist and sediment controls changed on a continuous basis. On this basis, the Auditors consider this condition to be met.	Compliant	
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS					
C26	If non-Aboriginal historical archaeological deposits are	<ul style="list-style-type: none"> Interview with Hassarati on 18/05/23 	There have been no reported unexpected finds during the Audit Period.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	discovered unexpectedly during works, the deposits must be dealt with according to the unexpected finds procedure contained in the DEMP				
IMPACTS OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS					
C27	If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s) discovered unexpectedly during works, all works likely to affect the object(s) must cease immediately and Heritage NSW must be informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Council must also be informed. Relevant works must not recommence until written authorisation has been received from Heritage NSW.	<ul style="list-style-type: none"> Interview with Hassarati on 18/05/23 	There have been no reported unexpected finds during the Audit Period.	Not triggered	
ASBESTOS AND HAZARDOUS WASTE REMOVAL					
C28	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Hassarati on 18/05/23 JBS&G, Hazardous Building Materials Survey, 18/06/22 Hassarati Waste Tracking Register, 30/04/23 Airsafe Test Report, 16/01/23 Airsafe Clearance Certificate, 26/01/23 	Hazardous building materials survey was performed before demolition work commenced. Documentation including the waste tracking register has been provided and reviewed by the Auditors. On the basis of the information provided, the Auditors consider this condition is met.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Bingo Waste Services Pty Ltd, Docket GEN1550432-1, Asbestos Waste, 17/01/23 			
C29	All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant must ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac and Hassarati on 18/05/23 DEMP Waste Management Plan Template prepared by Mirvac, Revision 0, 09/07/18 JBS&G, Hazardous Building Materials Survey, 18/06/22 Hassarati Waste Tracking Register, 30/04/23 Bingo Waste Services Pty Ltd, Docket GEN1550432-1, Asbestos Waste, 17/01/23 	<p>Based on the Hassarati Waste Tracking Register, Hassarati classified demolition waste materials during the Audit Period as 'General Waste', 'Debris' (i.e. recyclable concrete debris), 'Haz Mat' (understood to comprise 1.68 tonnes asbestos containing gaskets) and 'Metals' (i.e. scrap metal). The asbestos containing materials were classified on the basis of the Hazardous Building Materials Survey. No soil has been excavated and disposed of during this Audit Period under SSD 7874.</p> <p>Documentation including the waste tracking register and a separate waste docket indicate that the asbestos containing material was disposed of separately. During the site visit, waste was observed within the site boundary and being transported offsite in a covered truck. Truck wheels were observed being washed by hoses before exiting the site. Significant sediment was not observed outside of the site boundary being tracked by vehicles exiting the site.</p> <p>On the basis of the information provided, the Auditors consider this condition is met.</p>	Compliant	
C30	Removal of asbestos and other hazardous building materials must only be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be submitted before waste	<ul style="list-style-type: none"> Airsafe Clearance Certificate, 26/01/23 Hassarati Waste Tracking Register, 30/04/23 Bingo Waste Services Pty Ltd, Docket 	The Auditors reviewed documentation to confirm asbestos material on site was removed by a suitably licensed contractor and a clearance certificate was provided prior to offsite disposal.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	classification, disposal or site validation is undertaken.	GEN1550432-1, Asbestos Waste, 17/01/23			
CONTAMINATION (UNEXPECTED FINDS)					
C31	The Applicant must implement the Unexpected Finds Protocol within the DEMP (see Condition B9) for the duration of demolition. Should any new information come to light during demolition which has the potential to alter previous conclusions about site contamination, the Planning Secretary must be immediately notified, and works must cease. Works must not recommence on site until the Planning Secretary confirms works can recommence.	<ul style="list-style-type: none"> • Site visit on 18/05/23 • Interview with Mirvac and Hassarati on 18/05/23 • UFP • DEMP 	Mirvac have advised that there have been no Unexpected Finds during this Audit Period and therefore, the UFP has not been triggered.	Not triggered	
SAFeworks NSW REQUIREMENTS					
C32	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 always be conducted in accordance with relevant SafeWork NSW requirements.	<ul style="list-style-type: none"> • Site visit on 18/05/23 • Interview with Mirvac and Hassarati on 18/05/23 	Mirvac have advised the site is secured through hoarding and security cameras. The safety of work personnel and the public were observed during the site visit. The Auditors consider this condition has been met.	Compliant	
TfNSW REQUIREMENTS					
C33	No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation.	<ul style="list-style-type: none"> • Site visit on 18/05/23 • Interview with Mirvac on 18/05/23 	Mirvac has advised no metal ladders, tapes and plant/machinery, or conductive material have been used within 6 horizontal metres. The Auditors consider this condition is compliant.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C34	During all stages of the development extreme care must be taken to prevent any form of pollution entering the light rail corridor. Any form of pollution that arises as a consequence of the development activities must remain the full responsibility of the Applicant.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	Mirvac has advised there has been no pollution which has entered the Light Rail corridor.	Not triggered	
C35	Rainwater from the roof must not be projected and/or falling into the rail corridor/assets and must be piped down the face of the building which faces the rail corridor. Given the site's location next to the rail property, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the Sydney Light Rail Operator (or the delegated authority).	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	<p>No documentation has been provided to confirm the management of rainfall entering the rail corridor and/or assets. Mirvac has advised that the condition is not triggered under the Notice of Commencement, as the extent of works are limited to demolition and do not include any new structure however the Auditors consider this condition is not limited to new structures. The Auditors have no reason to believe that condition C35 has not been complied with but have made a recommendation as an opportunity for improvement.</p> <p>Recommendation: Establish and implement a management procedure to prevent the discharge of rainfall into the rail corridor and assets.</p>	Compliant	
C36	No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from the Sydney Light Rail Operator and TfNSW and a physical barrier such as a hoarding or structure provides separation. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used,	<ul style="list-style-type: none"> Email from Transdev Sydney Light Rail to Mirvac, RE: HS - CCB Presentation dated 24/11/22 Transdev, CCB submission, 24/11/22 Bridge Demolition- Outline Methodology, Revision B, Drawing no. HBR-SITE-MGR-CM-DRG-0020 (Pages 1-5), prepared by 	Mirvac advised scaffolding was erected within 6 horizontal meters during the Bunn St Bridge demolition. Details of the Bunn St Bridge demolition were provided to TfNSW and Sydney Light Rail Operator and physical barriers such as tarps, geofabric, plywood and protection hoarding were used. Documentation has been provided to confirm the Sydney Light Rail Operator and TfNSW approved the proposed scaffolding as part of the demolition works plan.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	and the type of screening to be installed to prevent objects falling onto the rail corridor.	<p>Mirvac, dated 27 May 2022.</p> <ul style="list-style-type: none"> IADP TfNSW, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 300 DP836410, 21/12/22 			
C37	The Applicant must comply with all Altrac Light Rail Partnership (Altrac) or any subsequent operator of Sydney Light Rail (Sydney Light Rail Operator) policies, rules and procedures when working in and about the Inner West Light Rail corridor;	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	Mirvac has advised that all works have complied with Sydney Light Rail Operator policies, rules and procedures, in accordance with the IADP. The Auditors have no reason to believe otherwise.	Compliant	
C38	Activities of the Applicant must not affect and/or restrict Sydney Light Rail operations without prior written agreement between the Applicant, Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator, and it is a condition precedent that such written agreement must be obtained no later than two (2) months prior to the activity. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Sydney Light Rail Operator;	<ul style="list-style-type: none"> Email from Transdev Sydney Light Rail to Mirvac, RE: HS - CCB Presentation dated 24/11/22 Transdev, CCB submission, 24/11/22 TfNSW Letter to Mirvac, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 	Demolition works that affected Sydney Light Rail operations were associated with the Bunn St Bridge demolition. Mirvac advised that the demolition works were carried out during a nominated rail shutdown period on the 31 st March 2023. Documentation has been provided that a written agreement was issued between the Applicant and TfNSW and Transdev two months prior to the demolition activity and the submission provided the required minimum details.	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		300 DP836410, 21/12/22			
C39	The Applicant must apply to Altrac and the Sydney Light Rail Operator for any required network shutdowns four (4) months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Sydney Light Rail Operator. The Sydney Light Rail Operator may grant or refuse a request for network shutdown at its discretion;	<ul style="list-style-type: none"> Email from Transdev Sydney Light Rail to Mirvac, RE: HS - CCB Presentation dated 24/11/22 Transdev, CCB submission, 24/11/22 TfNSW Letter to Mirvac, Compliance Review for – (SSD-7874) Harbourside Shopping Centre, Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 300 DP836410, 21/12/22 <p>Following factual review:</p> <ul style="list-style-type: none"> Email from Transdev to Mirvac, RE: Harbourside Demolition – Notice of Commencement – Conditions C6, C39, 31/07/23 	<p>Evidence provided of a formal presentation to the Sydney Light Rail Operator on 24 November 2022 confirms the approved commencement of Bunn St Bridge works to take place during the Sydney Light Rail Operator nominated rail shutdown 31st March to 3rd April 2023.</p> <p>Following factual review, Mirvac provided Transdev correspondence indicating that “<i>Notice was provided to Light Rail Parties of initiation to enter an already planned shutdown. Transdev and Transport have secured approval for the shutdown four months in advance</i>”. Based on the above information, the Auditors consider this condition compliant.</p>	Compliant	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C40	The Applicant must provide safe and unimpeded access for Sydney Light Rail patrons traversing to and from the Inner West Light Rail stops at all times; and [sic]	<ul style="list-style-type: none"> Transdev, CCB submission, 24/11/22 Bridge Demolition-Outline Methodology, Revision B, Drawing no. HBR-SITE-MGR-CM-DRG-0020 (Pages 1-5), prepared by Mirvac, dated 27 May 2022. Letter from Place Management NSW to Mirvac, Re: Harbourside Redevelopment – Construction Traffic Management Plan (CTMP) for Bunn Street Demolition – Reference Number #11800 Address: Harbourside Shopping Centre, 2-10 Darling Drive, Darling Harbour, 16/02/23 	During the Bunn St bridge demolition works, documentation was provided of how safe and unimpeded access was to be managed during the works. The Auditors have no reason to believe that condition C40 requirements were not complied with.	Compliant	
C41	All TfNSW, Altrac and Sydney Light Rail Operator's costs associated with review of plans, designs and legal must be borne by the Applicant.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	Mirvac advised there are pending invoices which will be paid upon receipt.	Not triggered	
HOARDING/FENCING REQUIREMENTS					
C42	The following hoarding requirements must be complied with:	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	During the site visit, no third-party advertising or graffiti were observed on the hoarding surrounding the site. Mirvac advised that two occasions had occurred where third-party advertising was displayed on the	Compliant	

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	(a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing (b) the removal of all graffiti from any hoarding/fencing or the like within the construction area must be removed within 48 hours of its application.		hoarding however they were promptly removed once notified.		
PROTECTION OF TREES					
C43	No street tree is to be trimmed or removed unless prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac and Hassarati on 18/05/23 	Mirvac have advised there have been no street trees surrounding the site which have been trimmed or damaged. The Auditors observed no damage to the street trees during the site visit.	Not triggered	
C44	All street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac and Hassarati on 18/05/23 	Hoarding has been constructed around the perimeter of the site to prevent any damage to street trees during construction. Construction activities were not observed in the vicinity of the street trees around the outside of the southern perimeter of the site.	Compliant	
PROTECTION OF PUBLIC INFRASTRUCTURE					
C45	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be	<ul style="list-style-type: none"> Site visit on 18/05/23 Interview with Mirvac on 18/05/23 	Mirvac advised there has been no damage to public infrastructure during this Audit Period.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	relocated as a result of the development.				
INDEPENDENT ENVIRONMENTAL AUDIT					
C46	An independent auditor must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> Letter from DPE to Mirvac, Harbourside Shopping Centre Redevelopment (Stage 1) – SSD 7874 Independent Auditor Approval Request dated 10/05/23 	DPE approved the audit team for the Stage 1 works as a part of the Harbourside Shopping Centre Redevelopment project prior to the commencement of this Audit.	Compliant	
C47	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> This Audit Report 	<p>This Audit has been carried out generally in accordance with Condition C47 and the Independent Audit Post Approval Requirements (2020) (IAPAR 2020).</p> <p>However, the Audit was not completed within 12 weeks of the commencement of construction/demolition and the Independent Audit Report was not submitted to DPE within 2 months of undertaking the site inspection.</p> <p>Recommendation: Conduct subsequent Independent Audits in accordance with the required schedule under IAPAR 2020.</p>	Non-compliant	NC7
C48	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	<ul style="list-style-type: none"> Interview with Mirvac on 18/05/23 	The Planning Secretary has not required this Audit or subsequent audits to be undertaken at different times to those specified in IAPAR 2020.	Not triggered	
C49	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:		Compliance with this condition will be assessed in the next audit period.	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) review and respond to each Independent Audit Report prepared under Condition C47; (b) submit the response to the Planning Secretary and the Certifying Authority and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.				
C50	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.		Compliance with this condition will be assessed in the next audit period.	Not triggered	
C51	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Compliance with this condition will be assessed following commencement of the operational audits.	Not triggered	
PART D POST DEMOLITION					
POST DEMOLITION DILAPIDATION REPORT					
D1	An interim (prior to the commencement Stage 2 works) and	<ul style="list-style-type: none"> Site visit on 18/05/23 	Demolition was underway during the site visit. Mirvac advised during the interview that the interim demolition	Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	a post-demolition dilapidation survey must be undertaken via a joint inspection with representatives from TfNSW, Altrac, the Sydney Light Rail Operator and the Applicant. The dilapidation survey must be undertaken on the rail infrastructure and property in the vicinity of the project. These dilapidation surveys must establish the extent of any existing damage and enable any deterioration during demolition to be observed. The submission of a detailed dilapidation report to TfNSW and the Sydney Light Rail Operator will be required unless otherwise notified by TfNSW. The Applicant needs to undertake rectification of any damage to the satisfaction of TfNSW and the Sydney Light Rail Operator and if applicable the local council.	<ul style="list-style-type: none"> • Interview with Mirvac on 18/05/23 • Enstruct, Harbourside Inner West Light Rail Dilapidation Works, Post-demolition Dilapidation Report & Photographic Survey, 19/05/23 • Mirvac, General Correspondence, HS-Interim PLRC Dilapidation Report, 22/05/23 	survey had not been completed. A Post-demolition Dilapidation Report & Photographic Survey was issued on 19/05/23, which was outside the Audit Period and will be assessed in a later IEA.		
D2	If stage 2 works have not commenced within a 6-month period of the completion of demolition works, a post-demolition dilapidation survey must be prepared by a suitably qualified engineer and undertaken on all relevant buildings, infrastructure and roads within the 'zone of influence', detailing whether: (a) after comparing the pre-demolition dilapidation report and			Not triggered	

Table A: Compliance with SSD 7874, Stage 1					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>post-demolition dilapidation report required under this condition, there has been any structural damage to adjoining buildings within the 'zone of influence'</p> <p>(b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent</p> <p>If damage caused by demolition is determined, the Applicant must rectify the damage in consultation with adjoining landowners to the satisfaction of the Certifier.</p>				

APPENDIX B
AUDIT TEAM

Nathan Cartwright
Mirvac Projects Pty Ltd
ABN 72001069245
Level 28, 200 George Street
Sydney NSW 2000

10/05/2023

Dear Mr Cartright

**Harbourside Shopping Centre Redevelopment (Stage 1) – SSD 7874
Independent Auditor Approval Request**

I refer to your request (SSD-7874-PA-9) for the Secretary's approval of suitably qualified persons to prepare the first Independent Environmental Audit (**IEA**) and report for the Stage 1 works as a part of the Harbourside Shopping Centre Redevelopment project, SSD 7874 as modified (**consent**).

The Department of Planning and Environment (**Department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the proposed team detailed below to prepare the first IEA.

In accordance with Schedule 3, Condition C46 of the consent and the *Independent Audit Post Approval Requirements* (Department 2020) (**IAPAR**), the Secretary has agreed to the following audit team from Ramboll Australia Pty Ltd:

- Emily Rowe as Lead Auditor,
- Victoria Sedwick as alternative Lead Auditor,
- Vanessa Perkins as Auditor,
- Jenney Auld as Assistant Auditor; and
- David Ford.

Please ensure this correspondence is appended to the IEA report.

The IEA and report must be prepared, undertaken and finalised in accordance with Schedule 3, Conditions C46, C47, C49, C50 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this first IEA, each subsequent IEA under the consent and IAPAR requires a request for the re-endorsement of the existing audit team, or a request for agreement to a revised audit team be submitted to the Department for consideration of the Secretary. Each request is reviewed and depending on the complexity of the project, the suitability of the proposed team will be considered.

Should you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email compliance@planning.nsw.gov.au

Department of Planning and Environment



Yours sincerely

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

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

**APPENDIX C
INDEPENDENT AUDIT DECLARATION FORM**

INDEPENDENT AUDIT DECLARATION FORM


Project Name: SSD 7874, Harbourside Shopping Centre, Darling Harbour
Consent Number: SSD 7874
Description of Project: Redevelopment of Harbourside Shopping centre.
Project Address: Harbourside Shopping centre, Darling Harbour
Lots 1-10, 12-15 and 17 DP776815, Lot 2015 DP1234971 and Lot 300 DP836419
Proponent: Mirvac Projects Pty Ltd
Title of Audit: Independent Environmental Audit of SSD 7874 Harbourside Shopping Centre
Date: 29 August 2023

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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the 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
- 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 Lead Auditor: Emily Rowe
Signature: 
Qualification: Exemplar Global Lead Auditor Certificate No.204997
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

APPENDIX D
SITE INSPECTION PHOTOGRAPHS



Photo 1: View of the northern site boundary from under Pymont Bridge.



Photo 2: Mirvac sign providing a Community Consultation Contact 1800 phone number and email.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 3: Site Notice on hoarding on the northern boundary of the site.



Photo 4: Public way along the eastern site boundary with hoarding, looking towards Pyrmont Bridge. Cockle Bay on the right. Remaining palm trees located within the site boundary, to be relocated.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 5: Public way along the eastern site boundary with hoarding, looking towards Pyrmont Bridge. Minor water seepage from the site draining towards Cockle Bay on the right.

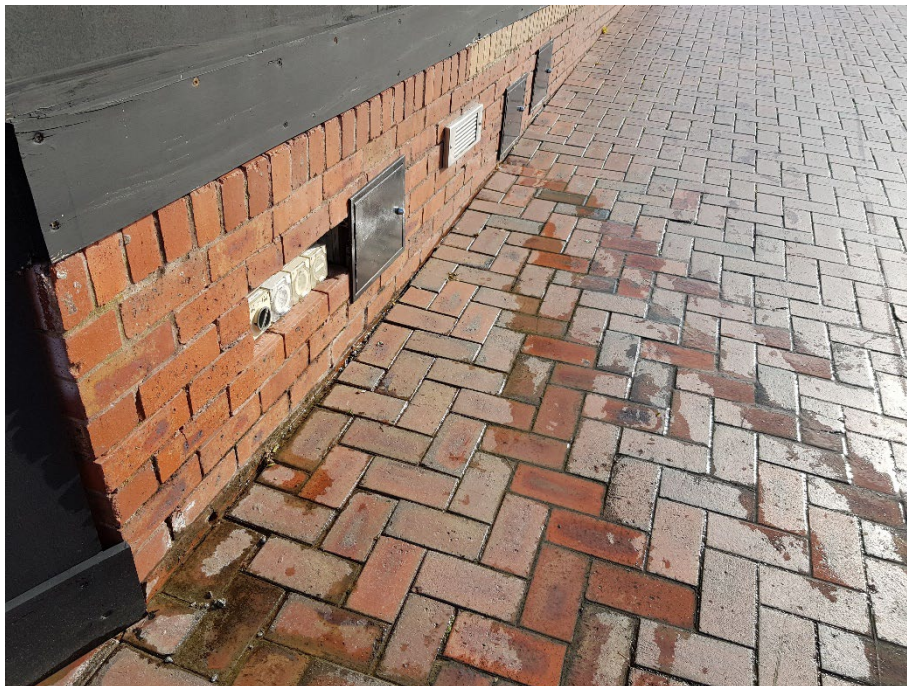


Photo 6: Water seepage from the site along the eastern boundary that appeared clear.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 7: Public way along the eastern site boundary with hoarding, looking towards the north with Cockle Bay on the right.



Photo 8: Trees located in the public domain to the south of the southern site boundary. No construction activities observed in the vicinity of the trees.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 9: View of the southern site boundary looking towards the north with hoarding, walkway, street trees and laneway with Sofitel Hotel on the left. Groundwater monitoring well cover to the left of the tree in the foreground.



Photo 10: Truck heading towards the main site entrance from Darling Drive roundabout.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 11: View to the south from the main site entrance on Darling Drive with Sofitel on the right of the laneway. Stormwater drain with sediment protection.

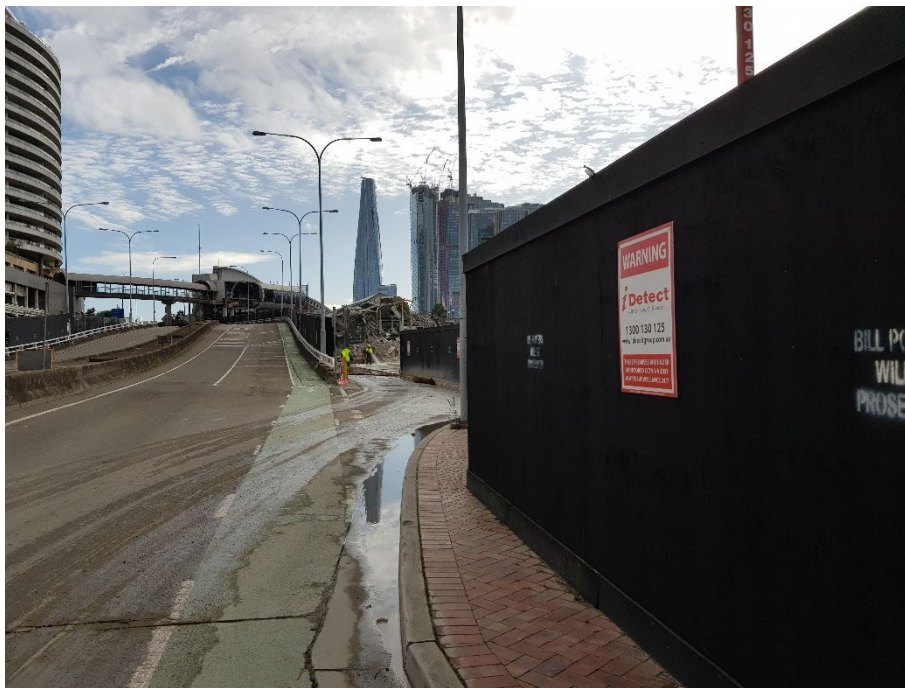


Photo 12: View to the north along Darling Drive with the main site entrance/exit on the right. Worker using a hose in the background to wash truck wheels. Water from the hose washing area draining towards the street gutter.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 13: Western site entrance and exit to Darling Drive.



Photo 14: Bunding around stormwater drains near the exit, looking towards the south.

Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour	RAMBOLL	
Client: Mirvac Projects Pty Ltd		



Photo 15: Geofabric lining in a stormwater drain located within the southern portion of the site.



Photo 16: Tree protection along the eastern boundary of the site. Trees are scheduled for transplanting. Sediment fencing along eastern boundary on the right.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 17: View from the approximate centre of the site towards the east.



Photo 18: View from the approximate centre of the site towards the north.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 19: View from the approximate centre of the site towards the southeast. Covered stockpile in the background reportedly contained asbestos containing material awaiting classification.



Photo 20: View from the approximate centre of the site towards the southeast.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 21: Water misting for dust suppression along the western boundary adjoining the light rail. Hoarding protects the light rail from site activities.



Photo 22: View to the south along the western vehicle exit looking towards Darling Drive roundabout. Water misting for dust suppression. Hoarding on the right protects the light rail from site activities.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 23: Self-bunded diesel tank located near the site entrance.



Photo 24: Chemical storage area under the Darling Drive overpass next to the site offices, noted by the Auditors during the site visit as needing improvement.


Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 25: Water cart in operation during demolition in the central portion of the site. Looking towards the northeast.



Photo 26: Worker directing water spray over the demolition work area. Looking towards the northeast.



Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		



Photo 27: Water spraying from hose over the demolition work area. Looking towards the northwest.



Photo 28: Water spraying from hose over the demolition work area. Also the likely source of the water seeping under the site boundary fence shown in Photos 5 and 6.

Title: Independent Environmental Audit, SSD 7874, Stage 1	Project-No.: 318001755	Date: 29/08/23
Site: Harbourside Shopping Centre, Darling Harbour		
Client: Mirvac Projects Pty Ltd		

**APPENDIX E
CONSULTATION**

17 May 2023

Department of Planning and Environment
4 Parramatta Square
12 Darcy Street Parramatta NSW 2150

Attention: compliance@planning.nsw.gov.au

Dear Sir/Madam,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with DPE**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult the Department of Planning and Environment (the Department) to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements (2020)*.

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Please contact the undersigned if you have any queries.

Yours faithfully,

Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: 318001577

17 May 2023

NSW Environment Protection Authority

info@epa.nsw.gov.au

Dear Sir/Madam,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with the EPA**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is required to consult with the NSW Environment Protection Authority (EPA) to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements (2020)*.

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

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www.ramboll.com

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ref: 318001577

Please contact the undersigned if you have any queries.

Yours faithfully,

Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

23 May 2023

Antonio Goncalves
Place Management NSW

antonio.goncalves@property.nsw.gov.au

Dear Antonio,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with Place Management NSW**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult with relevant agencies, such as Place Management NSW, to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements* (DPE, 2020).

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

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Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: 318001577

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

23 May 2023

Bilal Zreika
Transport for NSW

bilal.m.zreika@transport.nsw.gov.au

Dear Bilal,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with Transport for NSW**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult with relevant agencies, such as Transport for NSW, to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements* (DPE, 2020).

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

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Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
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Ref: 318001577

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

23 May 2023

Tim Walton
Transdev

tim.walton@transdev.com.au

Dear Tim,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with Transdev**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult with relevant agencies, such as Transdev, to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements* (DPE, 2020).

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

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Ref: 318001577

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

17 May 2023

City of Sydney

council@cityofsydney.nsw.gov.au

Dear Sir/Madam,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with City of Sydney**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult with relevant agencies, such as the City of Parramatta, to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements (2020)*.

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Please contact the undersigned if you have any queries.

Yours faithfully,

Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

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Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: 318001577

23 May 2023

Mia Music
City of Sydney

MMusic@cityofsydney.nsw.gov.au

Dear Mia,

**RE: Harbourside Shopping Centre (SSD 7874) Independent Environmental Audit
Request for Consultation with City of Sydney**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Mirvac Projects Pty Ltd to conduct an Independent Environmental Audit of the Harbourside Shopping Centre (Stage 1 Demolition) at Darling Harbour, NSW, as required under SSD 7874. The Audit Team is seeking to consult with relevant agencies, such as the City of Sydney, to obtain its input into the scope of the audit in accordance with Condition C47, Schedule 3, Part C, SSD 7874 and the *Independent Audit Post Approval Requirements (2020)*.

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: 318001577

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

Emily Rowe

From: Mia Music <MMusic@cityofsydney.nsw.gov.au>
Sent: Thursday, 25 May, 2023 8:28 AM
To: Emily Rowe
Cc: Vanessa Perkins
Subject: RE: Request for Consultation with City of Sydney - Independent Environmental Audit of Harbourside Shopping Centre (SSD 7874)

You don't often get email from mmusic@cityofsydney.nsw.gov.au. [Learn why this is important](#)

Hi Emily,

With regard to your request below, please note the following:

- Council received one (1) noise complaint on 9 March 2023 regarding the demolition of the Harbourside Shopping Centre for noise pollution from the use of jack hammers on site. The noise eased off before Council contacted the customer and no further action was taken.
- There have been no traffic-related complaints in association with the demolition works on site.

Please advise if you need anything further.

Kind regards,

Mia Music
Senior Planner
Planning Assessments



Telephone: +612 9246 7283
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Emily Rowe <EROWE@ramboll.com>
Sent: Tuesday, May 23, 2023 12:01 PM
To: Mia Music <MMusic@cityofsydney.nsw.gov.au>
Cc: Vanessa Perkins <vperkins@ramboll.com>
Subject: Request for Consultation with City of Sydney - Independent Environmental Audit of Harbourside Shopping Centre (SSD 7874)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mia,

Please find attached a request for consultation regarding the Harbourside Shopping Centre (SSD-7874) for the purpose of an Independent Environmental Audit (IEA).

Nathan Cartwright, Development Manager, Mirvac, provided your contact details.

You may also receive our request via Bill Potter (?) as we initially sent an email to the council email, which was directed to Bill. He called me yesterday and said he'd forward it to you as well.

Please do not hesitate to call me if you have any questions.

Kind regards

Emily Rowe

Managing Consultant

M +61 434 180 346

erowe@ramboll.com

Ramboll Australia Pty Ltd.

ACN 095 437 442

ABN 49 095 437 442

I am located in Sydney on the land of the Tharawal people.

I value and celebrate Tharawal culture and language, and acknowledge the Tharawal people's continuing connection to the land, the sea and community. I pay respect to the Elders past, present and emerging, and through them, to all Aboriginal and Torres Strait Island Peoples.

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