



BANK STREET COMMERCIAL WHARF

PRE-CONSTRUCTION COMPLIANCE REPORT

November 21st 2019

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Glossary/Abbreviations

Abbreviation	Expanded Text
ASSMP	Acid Sulfate Soils Management Plan
BBM	Blackwattle Bay Marina
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
CoA	Condition of Approval
COS	City of Sydney Council
CNVMP	Construction Noise and Vibration Management Plan
DPE	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
MOD 3	Modification 3 of the Ministers Conditions of Approval
PCA	Project Certifying Authority
PCCR	Pre-Construction Compliance Report
RSoC	Revised Statement of Commitments
TfNSW	Transport for New South Wales
WS&P	Warren Smith and Partners (Consultants)

1 INTRODUCTION

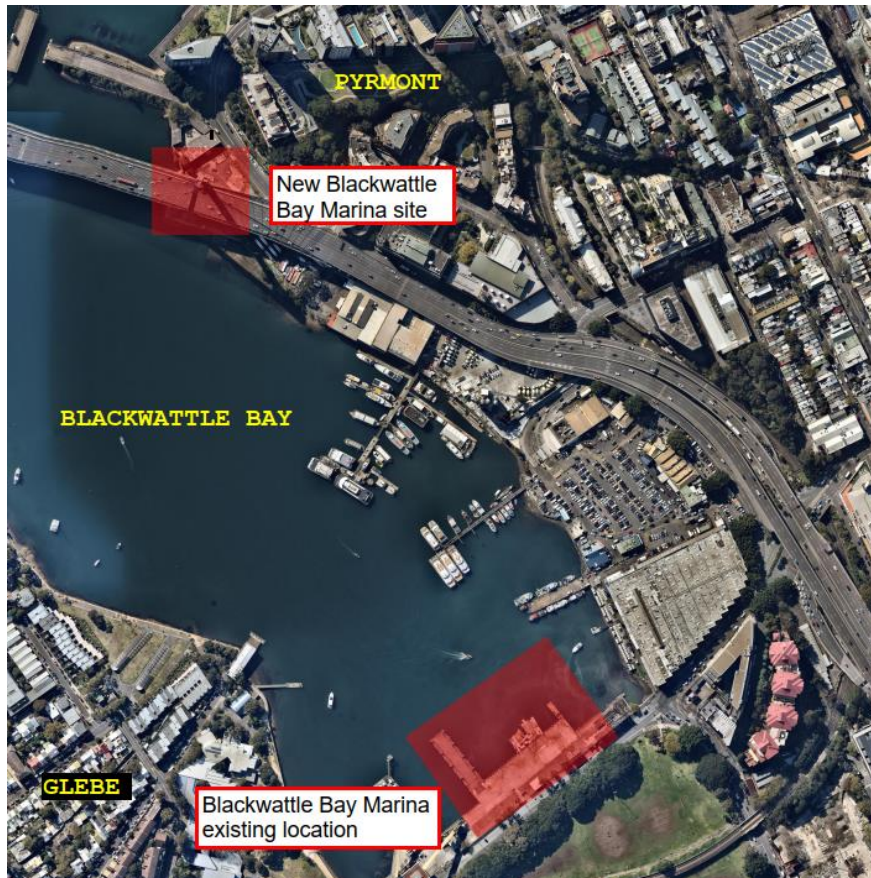
1.1 CONTEXT

This Pre-construction compliance report (PCCR) has been prepared for the Pyrmont, *Bank St Commercial Wharf* project.

The project encompasses the relocation and construction of the new Blackwattle Bay Marina (BBM) (see Figure 1) as part of the Urban Growth NSW’s ‘Bays Precinct Transformation Plan’. The project will enable the development of the new Sydney Fish Market; currently occupied by the existing BBM. The aim is to deliver this project in order to provide a temporary harbour cruise facility (10 years duration) that meets the same operational needs as the existing BBM while keeping in-sync with the existing and desired future character of the local area.

Condition of Approval (CoA) B5, of the Modification of Minister’s Approval (MP 11_0001 MOD 3), requires that the PCCR must be prepared and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed PCCR must also be provided to the Department of Planning prior to the commencement of construction.

Figure 1-1 Existing & New Location of the Blackwattle Bay Marina



1.2 PURPOSE OF REPORT

The purpose of this PCCR is to satisfy the requirements of the CoA B5 (Compliance Reporting). The CoA is part of the Modification 3 (MOD 3) of the Minister’s Approval, Part B, ‘Prior to the Commencement of Works’. The requirements of the pre-construction compliance report are detailed in Table 1 in addition with a cross-reference to where they are addressed in this PCCR.

Table 1-1 CoA Applicable to the PCCR

CoA No.	CoA Requirements	Document Reference	How Addressed
B5	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department before the commencement of construction.</p> <p>The Pre-Construction Compliance Report must include:</p> <p>a) details of how the terms of this approval that must be addressed before the commencement of construction have been complied with; and</p>	This document Section 2.2/ Table 2-1	Section 2.2/Table 2-1 of this document details each individual CoA ‘B’ Condition (Prior to the Commencement of Works) and the corresponding documentation that to support that the CoA have been complied with.
	<p>b) the expected commencement date for construction.</p>	This document Section 2.1	The proposed commencement date has been nominated in Section 2.1

2 PRE-CONSTRUCTION COMPLIANCE

2.1 DATE OF COMMENCEMENT OF CONSTRUCTION

The proposed date for the commencement of construction for the Bank St Commercial Wharf Works is November 22nd 2019.

The commencement of the Dry Works component of construction will not commence until this PCCR has been submitted to the PCA for approval. In addition, a copy of the PCA endorsed PCCR must be provided to the Department of Planning, Industry and Environment prior to the commencement of construction.

2.2 PRE-CONSTRUCTION COMPLIANCE CONDITIONS

The following Table 2-1, details how each CoA applicable to the Dry Works component of the Bank St Commercial Wharf has been complied with. Table 2-1 identifies:

- The applicable CoA to the Dry Works component of construction;
- The compliance requirement;
- The status of compliance of each applicable CoA;
- The reference document that satisfies the CoA; and
- Evidence describing how the CoA has been complied with.

Table 1-1 Minister's Conditions of Approval Requirements and Compliance

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
Part B – Prior to the Commencement of Works				
B2	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	Compliant	'B2 – Department Notification' (Aconex Mail Number: C Civil-GCOR-000095)	RMS to notify DPE 48 hours prior to the commencement of works. PCA approved B2 on the day 20/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000051)
B3	<p>A Community Communication Strategy must be submitted to the Secretary for approval no later than two weeks before the commencement of any work.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular 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: <ul style="list-style-type: none"> i) through which the community can discuss or provide feedback to the Proponent; ii) through which the Proponent will respond to enquiries or feedback from the community; and iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	Compliant	Community and stakeholder engagement plan (Aconex mail number: APP C-GCOR-000024)	Community and stakeholder engagement plan approved by DPE on the 24/06/2019. (Aconex Mail Number: GroupDLA-GCOR-000011).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<p>Work for the purposes of the development must not commence until the Community Communications Strategy has been approved by the Secretary, or within another timeframe agreed with the Secretary.</p> <p>The Community Communication Strategy, as approved by the Secretary, must be implemented for a minimum of 12 months following the completion of construction.</p>			
B5	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.</p> <p>The Pre-Construction Compliance Report must include:</p> <ul style="list-style-type: none"> a) details of how the terms of this approval that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction. <p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the</p>		PCCR (this document) (Aconex mail number C Civil-GCOR-000100)	<p>Part A of B5 requires a Pre-Construction Report to be prepared that details how the pre-commencement (Part B) terms have been addressed. This document forms the Pre-Construction Report that will detail how each item (B1 to B46) has been addressed.</p> <p>The PCCR was accepted by the PCA (Aconex mail number GroupDLA-GCOR-000054) , and issued to the Department via compliance@planning.nsw.gov.au</p> <p>Construction Compliance reports will be generated as per Part B of B5. These will include all information required by the condition and will be issued to the Department for information every six months.</p>

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<p>development, or such other timeframe as required by the Secretary.</p> <p>The Construction Compliance Reports must include:</p> <ul style="list-style-type: none"> a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this approval; and g) any other matter relating to compliance with the terms of this approval or requested by the Secretary. 			
B6	<p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <ul style="list-style-type: none"> a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; 	Compliant	Community and stakeholder engagement plan (Aconex mail number: APP C-GCOR-000024)	Community and Stakeholder Engagement Plan has been prepared addressing (a)-(c) of B6 and submitted and approved by DPE on the 24/06/2019. (Aconex Mail Number: GroupDLA-GCOR-000019).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<ul style="list-style-type: none"> b) a postal address to which written complaints and enquiries may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted. 			
B7	<p>At least 48 hours before the commencement of construction and until the completion of all works under this Approval, or such other time as agreed by the Secretary, the Proponent must:</p> <ul style="list-style-type: none"> a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website: <ul style="list-style-type: none"> i) the documents referred to in Condition A3 of this Approval; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this Approval; 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 Approval; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this Approval, or any approved plans and programs; vi) a summary of the current stage and progress of the development; 	Compliant	Community and stakeholder engagement plan (Aconex mail number: APP C-GCOR-000024)	Community and stakeholder engagement plan approved by DPE on the 24/06/2019. (Aconex Mail Number: GroupDLA-GCOR-000011).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<ul style="list-style-type: none"> vii) contact details to enquire about the development or to make a complaint; viii) a complaint’s register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Proponent’s response to the recommendations in any audit report; x) any other matter required by the Secretary; and <p>b) keep such information up to date, to the satisfaction of the Secretary.</p>			
B8	<p>No later than one month before the commencement of construction or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 190-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>The environmental audit program of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <ul style="list-style-type: none"> a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; 	Compliant	MP 11_0001 Mod 3 Audit Program	Program of independent audits prepared by a suitably qualified person was submitted and acknowledged by DPE on the 8/11/2019. PCA confirmed B8 condition satisfied on the 8/11/2019. (RE: RMS Bank Street MP 11_0001 Mod 3 – Satisfaction of Condition B8 and A24)

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<p>b) assesses whether the development is complying with the terms of this Approval; c) reviews the adequacy of any document required under this Approval; and d) recommends measures or actions to improve the environmental performance of the development, improvements to any document required under this Approval.</p> <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary. <i>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Secretary.</i></p>			
B9	<p>The external walls of all buildings including additions to existing buildings (new works) must comply with the relevant requirements of the BCA.</p> <p>Before the commencement of the relevant works, the Proponent must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	Compliant	Architectural Letter of Compliance (Aconex mail number: C Civil-GCOR-000037)	The Architectural project drawings and architectural compliance certificate, detail and comply with the relevant requirements of the BCA. These documents have been issued to the Certifying Authority and accepted on the 1/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000006).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	The Proponent must provide a copy of the documentation to the Certifying Authority and to the Secretary within seven days after the Certifying Authority accepts it.			
B10	<p>Prior to the commencement of the relevant works, the Proponent shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> a) the relevant clauses of the BCA; and b) the Project Approval. 	Compliant	Design Certificate of Approval and Structural Drawings (Aconex mail number: C Civil-GCOR-000028)	The Structural project drawings and structural design compliance certificate, detail and comply with the relevant requirements of the BCA and project approval. These documents have been issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000013).
B11	<p>Prior to the commencement of the relevant works, the Proponent shall submit to the Certifying Authority amended plans to improve the pedestrian and vehicular movement from Bank Street as follows:</p> <ul style="list-style-type: none"> a) the vehicle access/driveway crossover from Bank Street (Foreshore Vehicle and Pedestrian Access), including ingress and egress points from Bank Street and internal manoeuvring shall fully comply with the requirements of Australian Standard AS 2890.2 including the required 300mm clearance. b) Amended plans detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of the works. 	Compliant	Architectural Design Statement (Aconex mail number: C Civil-GCOR-000028)	Architectural drawings prepared in accordance with B11 and accepted on the 1/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000008).
B12	A detailed Landscape Plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Secretary prior to the commencement of the relevant land-based works. The Landscape Plan must include:	Compliant	Landscaping Drawings	Landscaping Plans by a suitably qualified landscape architect have been completed and approved by DPE on the 15/01/2019. (Aconex Mail Number: GroupDLA-GCOR-000010).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<ul style="list-style-type: none"> a) location of existing and proposed structures on the site including trees (if applicable) b) details of earthworks, including mounding and retaining walls and planter boxes (if applicable) c) location, number and type of plant species d) details of planting procedure and maintenance e) details of drainage and watering systems f) details of maintenance. <p>Details demonstrating compliance with this condition must be submitted to Council and the Certifying Authority prior to the commencement of works.</p>			
B13	<p>In order to provide protection from flooding, the design shall be amended to incorporate the following:</p> <ul style="list-style-type: none"> a) flood compatible materials and finishes must be adopted throughout the ground floor. Particular attention should be directed at ensuring that the inundation of the ground floor will not damage plant equipment; b) power supply points and mechanical, electrical and communications equipment, and storage cabinets should be located a minimum of 0.5 m above the projected 1% AEP 'high' 2050 water level (i.e. a minimum elevation of 2.3 m AHD); c) the provision of appropriate signage, properly stowed emergency life rings in the identification of an emergency muster point/ safe refuge area to address the issue of the public safety of pedestrians accessing the timber boardwalk from flooding from Blackwattle Bay; and 	Compliant	WS&P Design Certification (Aconex Mail Number: C Civil-GCOR-000058)	Flooding impact statement issued by WS&P and prepared by a civil engineer with flood design experience (CV provided). PCA confirmed condition B13 satisfied on the 11/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000034).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<p>d) clear access to ensure the safe evacuation of staff and visitors to an emergency muster point/ safe refuge area in the event of a large flood.</p> <p>Amended plans detailing compliance with (a) and (b) above must be submitted for the approval of the Certifying Authority prior to the commencement of works relating to the land- based component of the project.</p> <p>Amended plans detailing compliance with (c), (d) and (e) above must be submitted for the approval of the Certifying Authority prior to the commencement of works relating to the water- based component of the project.</p>			
B15	<p>The combined stormwater drainage capacity (i.e. piped and overland flow) must be designed in consultation with the City of Sydney Council to convey flow up to the 100-year ARI storm event and not exacerbate the current level of ponding in Bank Street adjacent to the north-east boundary of the site. The detailed design should consider the following factors:</p> <ul style="list-style-type: none"> a) any relevant findings of the Blackwattle Bay Catchment Area Flood Study; b) future increases to Sydney metropolitan rainfall intensities (as identified in the NSW Government’s Practical Consideration of Climate Change); and c) the requirements of the City of Sydney Council’s Draft Stormwater Drainage Design Code in relation to the flow conditions along any overland flow path during a 100-year ARI storm event (maximum depth 0.2 m; maximum velocity 1 m/s). 	Compliant	Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)	The Civil project drawings have been completed to include the relevant requirements of the approval. These documents have been issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000016).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	Engineering drawings detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of land-based works.			
B16	A stormwater drainage pollution trap designed in accordance Environmental Action for Marinas, Boatsheds and Slipways (OEH June 2007) must be provided. The trap must be capable of collecting litter, sediments and hydrocarbons to treat runoff from all hard-paved areas prior to discharge into Blackwattle Bay. Engineering drawings detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of land-based works.	Compliant	Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)	The Civil project drawings have been completed to include the relevant requirements of the approval. These documents have been issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000016).
B17	<p>In order to reduce the development’s demand for portable water, the following water conservation and re-use measures must be adopted:</p> <ul style="list-style-type: none"> a) a 5kL (minimum) rainwater tank to store stormwater runoff from the green roof area for re-use in toilets. The level of the tank outlet must be located at a minimum elevation of 2.3 m AHD (i.e. the projected 1% AEP ‘high’ 2050 water level plus a 0.5 m freeboard allowance) to prevent backflow from any sea level rise, tides, storm surges and/or waves from Blackwattle Bay; b) 4-star efficiency rated toilets, sinks, basins and bathroom taps and showers; and c) water saving devices, such as dual flush toilets and AAA rated flow regulators to all showers and taps should be installed in all areas to reduce water consumption and promote energy efficiency to reduce the project’s water demands 	Compliant	Design Certification and Civil Drawings (Aconex mail number: C Civil-GCOR-000044)	The Civil project drawings have been completed to include the relevant requirements of the approval. These documents have been issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000016).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	Plans detailing compliance with the above must be submitted for the approval of the Certifying Authority prior to the commencement of land-based works.			
B18	<p>Footpath Damage Bank Guarantee calculated on the basis of 50 linear metres of the asphalt site frontage must be lodged with Council in accordance with the City of Sydney’s adopted Schedule of Fees and Charges. The Footpath Damage Bank Guarantee must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site. The guarantee must be lodged with Council prior to issue of a Construction Certificate.</p> <p>The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council’s satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.</p>	Compliant	E2 Footway Damage Bank Guarantee & Stamped Bank Guarantee (Aconex Mail Number: C Civil-GCOR-000066)	A Bank Guarantee of \$24,500 (broken up into 90% and 10%), based on the “Performance Bond – Condition E2 Footway Damage Bank Guarantee”. Bank stamped by COS to confirm proof of receipt and issued to PCA for approval. PCA confirmed B18 satisfied on the 11/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000037).
B19	<p>Prior to the commencement of works, a photographic recording of the public domain site frontages must be prepared and submitted to the Certifying Authority’s satisfaction. The recording must include clear images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows:</p> <p>a) a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;</p>	Compliant	Christie Civil Pre-Construction Dilapidation Report (Aconex mail number: C Civil-GCOR-000018)	A Pre-Construction Dilapidation Report, addressing the requirements of B19, has been completed and the Certifying Authority confirmed compliance on the 25/10/2019. (Aconex Mail Number: GroupDLA-GCOR-000002).

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<ul style="list-style-type: none"> b) each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage; c) each image is to be numbered and cross referenced to a site location plan; and d) a summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record; e) include written confirmation, issued with the authority of both the Proponent and the photographer, that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the Proponent and the photographer must be included. 			
B20	<p>The visible light reflectivity from building materials used on the facades of any buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the commencement of the relevant works.</p>	Compliant	<p>Architectural Letter of Compliance (Aconex mail number: C Civil-GCOR-000028)</p>	<p>Architectural drawings and specifications have been completed to address requirements of B20. These documents have been issued to the Certifying Authority and accepted on the 31/10/2019. (Aconex Mail Number: GroupDLA-GCOR-000003).</p>
B21	<p>A minimum of 5 bicycle parking spaces are to be provided for staff.</p>	Compliant	<p>Architectural Drawings (Aconex mail</p>	<p>Architectural drawings have been completed to address requirements of B21. These documents have been</p>

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	Documentation demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the commencement of the relevant works.		number: C Civil-GCOR-000024)	issued to the Certifying Authority and accepted on the 1/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000009).
B22	<p>All outdoor lighting (including any signage illumination) shall comply with, where relevant, AS 1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the commencement of the relevant works.</p>	Compliant	'Design Intent Certificate' (V2, BSE) (Aconex mail number: C Civil-GCOR-000050)	Services (Electrical) drawings have been completed to address requirements of B22. Design Intent Certificated prepared by BSE demonstrates compliance with outdoor lighting details. Compliance certificate issued to PCA and accepted on the 6/11/2019; (Aconex Mail Number: GroupDLA-GCOR-000027).
B23	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	Compliant	BCA Logic Access Assessment Report Rev 2 (Aconex Mail Number: C Civil-GCOR-000076)	Architectural drawings have been completed to address requirements of B23. These documents have been issued to the PCA and accepted on the 13/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000041).
B24	Building plans must be stamped and approved by Sydney Water prior to the issue of a Crown Building Works Certificate, due to the proximity of works to Sydney Water assets.	Compliant	WSC Stamped Plans and Sydney Water Tap in Approval (Aconex Mail Number: C Civil-GCOR-000082)	WSC stamped and approved drawings by Sydney Water and Building plan assessment application approval issued to the PCA and accepted on the 14/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000042).
B25	The Proponent must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation,	Compliant	'SC12039-Bank street, Pyrmont Certified Design' (Aconex mail	Ausgrid certified Cardno drawings regarding installation of 600kVA kiosk and associated external works. Issued to the PCA and accepted on

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	adjustment or support of services are the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.		number: C Civil-GCOR-000056)	the 7/11/2019. (Aconex mail number: GroupDLA-GCOR-00003).
B26	Demolition work must comply with the provisions of Australian Standard AS2601:2001 The Demolition of Structures (Standards Australia, 2001). The work plans by AS2601:2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the Certifying Authority prior to the commencement of works.	Compliant	Christie Civil Design Statement of Demolition (Aconex mail number: C Civil-GCOR-000024	Demolition Plan issued in accordance with B26 accepted by the Certifying Authority on the 1/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000009).
B28	<p>A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <ul style="list-style-type: none"> a) architectural, construction and structural details of the design as well as proposed artwork; and b) structural certification prepared and signed by an appropriately qualified practising structural engineer. <p>Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of land-based construction works on site.</p>	Compliant	Christie Civil Hoarding Design Statement (Aconex mail number: C Civil-GCOR-000046)	Christie Civil Hoarding Design Statement issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: C Civil-GCOR-000046).
B29	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained prior to the commencement of land-	Compliant	'B29.30.42 – Road Opening Permit Email' (Aconex Mail	COS confirmed Barricade Permit does not apply to the project, however, a ROL was required and received from COS to cover this

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	based work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.		Number: C Civil-GCOR-000080)	condition. Submitted to PCA and approved on the 14/11/2019. (Aconex Mail Number: C Civil-GCOR-000080).
B30	A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of the road network. The ROL allows the Proponent to use a specified road space at approved times, provided certain conditions are met. The Proponent must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.	Compliant	'B29.30.42 – Road Opening Permit Email' (Aconex Mail Number: C Civil-GCOR-000080)	COS confirmed Barricade Permit does not apply to the project, however, a ROL was required and received from COS to cover this condition. Submitted to PCA and approved on the 14/11/2019. (Aconex Mail Number: C Civil-GCOR-000080).
B33	Adequate space must be provided to allow manoeuvring and turning of the different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off-Street Parking Part 2: Commercial vehicle facilities. Details must be submitted to and approved by the Certifying Authority prior to the commencement of works.	Compliant	Civil Design Certification and Drawings (Aconex mail number: C Civil-GCOR-000047)	The Civil project drawings have been completed to include the relevant requirements of the approval. These documents have been issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000020).
B34	<p>Prior to the commencement of works, the Proponent shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifying Authority. The CEMP must:</p> <ul style="list-style-type: none"> a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase; b) describe all activities to be undertaken on the site during site establishment and construction of the development; 	Compliant	CEMP Rev C (Aconex mail number: CCivil-GCOR-000099)	A project specific Construction Environmental Management Plan has been created for the project that addresses all consent items and environmental assessment safeguards. The CEMP has been developed in consultation with COS, EPA, DPI, RMS, TfNSW and Ports Authority. It was submitted and received by COS and DPE. This has been submitted to the Certifying Authority and accepted

Unique ID	CoA Requirement	Status	Document Reference	How Addressed
	<ul style="list-style-type: none"> c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting; d) detail statutory and other obligations that the Proponent is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; e) be prepared in consultation with the Council, EPA, DPI, RMS, TNSW, Ports Authority and include specific consideration of measures to address any requirements of these agencies during site establishment and construction; f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts; h) document and incorporate all relevant environmental management plans, control plans, studies and monitoring programs required under this part of the Approval; and i) include arrangements for community consultation and complaints handling procedures during construction. <p>In the event of any inconsistency between the Approval and the CEMP, the Approval shall prevail.</p>			<p>(Aconex Mail Number: GroupDLA-GCOR-000053).</p>

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	Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Secretary.			
B35	<p>Prior to the commencement of works, a Construction Pedestrian Traffic Management Plan (CPTMP) prepared by a suitably qualified person shall be endorsed by TNSW (Sydney Coordination and Metro Delivery Offices) and submitted to the Certifying Authority. The CPTMP must be prepared in consultation with Council, TNSW (Sydney Coordination and Metro Delivery Offices) and RMS. The CPTMP shall address (but not be limited to):</p> <ul style="list-style-type: none"> a) location of the proposed work zone; b) haulage routes; c) construction vehicle access and traffic control arrangements; d) proposed construction hours; e) estimated number of construction vehicle movements; f) any changes required to on-street parking; g) construction program; h) consultation strategy for liaison with surrounding stakeholders i) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction; j) cumulative construction impacts of projects including considering any traffic and pedestrian management plans prepare for these projects to ensure that work activities are coordinated and managed to minimise impacts on the road network; 	Compliant	Construction Pedestrian Traffic Management Plan Rev 2 (C Civil-GCOR-000085)	A project specific Construction Pedestrian Traffic Management Plan has been created for the project by a suitably qualified person. The CPTMP has been endorsed by TfNSW and prepared in consultation with RMS, COS and TfNSW. A copy has been submitted to Council and the DPE and accepted by PCA on the 14/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000045).

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	<ul style="list-style-type: none"> k) measures to ensure construction vehicles do not arrive at the site or surrounding areas outside approved hours; l) measures proposed to mitigate any associated general traffic, public transport, pedestrian access and cyclist impacts/conflicts; and m) measures to encourage public transport use and other non-car travel options by construction workers. <p>Prior to the commencement of works, a copy of the CPTMP must be submitted to Council and the Secretary.</p>			
B36	<p>Prior to the issue of the relevant Crown Building Works Certificate, a Construction Noise and Vibration Management (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CNVMP must be prepared in consultation with, and address the relevant requirements of, Council and the EPA. The CNVMP shall address (but not be limited to):</p> <ul style="list-style-type: none"> a) be prepared in accordance with the EPA’s Interim Construction Noise Guideline b) identify nearby sensitive receivers and land uses; c) identify the noise management levels for the project; d) identify the construction methodology and equipment to be used and the key sources of noise and vibration; e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration; f) be consistent with and incorporate all relevant recommendations and mitigation measures 	Compliant	Construction Noise and Vibration Management Plan Rev D (Aconex Mail Number: C Civil-GCOR-000089)	A project specific Construction Noise and Vibration Management Plan has been created for the project and endorsed by a suitably qualified person. The plan is provided as a part of the CEMP in the form of a subplan. This has been completed in consultation with the EPA and COS. The plan has been submitted and approved by the PCA on the 15/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000049).

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	<p>outlined in the Acoustic Assessment report (Ref: TJ524-01F02 (r5)) dated 24 November 2017, and Response to comments dated 12 February 2018, both prepared by Renzo Tonin & Associates;</p> <p>g) ensure all potentially impacted sensitive receivers are informed by letterbox drops prior to the commencement of construction of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for a construction community liaison officer; and</p> <p>h) include a suitable proactive construction noise and vibration monitoring program which aims to ensure the construction noise and vibration criteria in this Approval are not exceeded.</p> <p>Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Secretary.</p>			
B37	<p>Prior to the commencement any construction (including demolition), a Waste Management Plan (WMP) must be prepared and submitted to the PCA. The WMP must:</p> <p>a) demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>b) provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air;</p> <p>c) require that all waste generated during the project is assessed, classified and managed in</p>	Compliant	Waste Management Sub-Plan Rev B (Aconex Mail Number: C Civil-GCOR-000086)	A project specific Waste Management Plan has been incorporated into the project CEMP in the form of a Sub-Plan. The WMP addresses all items (a)-(f) of B37. Issued and accepted by the PCA on the 14/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000043).

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	<p>accordance with the EPA’s “Waste Classification Guidelines Part 1: Classifying Waste”;</p> <ul style="list-style-type: none"> d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is covered before leaving the Subject Site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer; e) require that mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the Subject Site, is removed before the vehicle, trailer or motorised plant leaves the Subject Site; f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour; and <p>The design and management of waste must comply with the requirements of City of Sydney Development Control Plan 2012.</p>			
B38	<p>Prior to the commencement of works a Stormwater Management Plan must be submitted to the Certifying Authority. This plan must include an Erosion and Sediment Control Plan and systems, processes and procedures for the implementation, operation and management of:</p> <ul style="list-style-type: none"> a) temporary boundary treatment and stormwater overland flow path to direct any overflow from Bank Street around the works area; b) procedures for management of any spills; and c) management of all excess spoil and construction wastes. 	Compliant	Stormwater Management Sub-Plan Rev D (Aconex Mail Number: C Civil-GCOR-000089)	A project specific Stormwater Management Plan has been incorporated into the project CEMP in the form of a Sub-Plan. The SMP has been developed with consultation from COS and received by DPE. PCA confirmed B38 satisfied on the 15/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000043).

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	A copy of the approved plan must be provided to the Secretary and Council prior to the commencement of works.			
B39	An Acid Sulphate Soil Management Plan shall be prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998). The Management Plan shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the land-based works.	Compliant	Acid Sulphate Soil Management Plan Rev B	ASSMP completed and endorsed by Consara, issued with letter of endorsement. Submitted and accepted by the PCA on the 6/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000026).
B40	<p>Prior to the commencement of works, an Unexpected Contamination Finds Protocol (UFP) prepared by a suitably qualified and experienced expert shall be submitted to the satisfaction of the EPA and the Certifying Authority.</p> <p>The UFP must be developed considering the findings of the Construction Environmental Management Plan – Proposed temporary maritime support facility, 5 Bank Street Pyrmont NSW (dated 8 May 2017) at Appendix R to the EIS. The UFP must include measures to deal with unexpected finds of asbestos containing materials and lead-based paint.</p> <p>The UFP must be implemented for the duration of the land-based construction works.</p>	Compliant	Unexpected Finds Management Plan Rev B	UFMP completed and endorsed by Consara; issued with letter of endorsement. UFP submitted to the EPA on the 8/11/2019 and acknowledged receipt. PCA confirmed compliance with condition B40 on the 8/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000031).
B41	<p>All works in Council controlled streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box).</p> <p>a) Prior to commencement of construction, a survey plan, clearly showing the location of all permanent</p>	Compliant	Craig and Rhodes Survey Plan [102 15G S01 [00] (Aconex mail number: C Civil-GCOR-000090).	Survey plan completed and prepared by Craig and Rhodes showing all permanent survey marks and those within 5 meters of the site frontage submitted to COS. Issued and accepted by the PCA on the

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	<p>survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.</p> <p>b) At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City’s Senior Surveyor to arrange for the recovery of the mark.</p> <p>c) A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City’s Schedule of Fees and Charges (Reinstatement of Survey Box).</p>			<p>14/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000046).</p>
B42	<p>A separate application is to be made to, and approved by Council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing in Bank Street and replacement of the footpath formation where any such crossings are no longer required.</p> <p>All disused or redundant vehicle crossings and laybacks must be removed and footway and kerb reinstated in accordance with Council’s standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the issue of an Occupation Certificate.</p> <p>Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.</p>	Compliant	‘B42 – Driveway email’ (Aconex Mail Number: C Civil-GCOR-000080)	<p>Application for the construction of the vehicular footway crossing and associated kerb works completed and issued to the COS and approved on the 6/11/2019. Issued to the PCA and accepted on the 14/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000047).</p>

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B43	Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Sydney Traffic Committee Local Pedestrian, Cycling and Traffic Calming Committee prior to any work commencing on site.	Compliant	Christie Civil Design Statement regarding Road Changes (Aconex mail number: C Civil-GCOR-000046)	Christie Civil Design Statement regarding Road Changes issued to the Certifying Authority and accepted on the 4/11/2019. (Aconex Mail Number: C Civil-GCOR-000046).
B44	<p>Prior to the commencement of works on site, the Proponent shall submit to the satisfaction of the Certifying Authority documentation that confirms:</p> <ul style="list-style-type: none"> a) All metal work within the easement site including metallic fencing, are to be locally earthed by a qualified electrician via a 50 mm² stranded copper, insulated earth-wire bonded to a copper-clad earth-stake driven at least 1.6 meters into the ground; b) Metallic fencing is generally not permitted to extend away from the easement site unless an insulating section is installed, at least 3 meters wide. This requirement maybe relaxed upon assessment of a supplied fencing design. 	Compliant	Christie Civil statement regarding Ausgrid Requirements (Aconex mail number: C Civil-GCOR-000024)	Christie Civil statement regarding Ausgrid Requirements Issued to the Certifying Authority and accepted on the 1/11/2019. (Aconex Mail Number: GroupDLA-GCOR-000009).
B45	<p>A Foreshore walkway is to be provided along the full length of the foreshore of the site. The walkway is to be:</p> <ul style="list-style-type: none"> a) a minimum of 10 meters in width and located above the mean high-water mark for its entire length. b) Open to the public 24 hours per day, 7 days a week. c) Designed as a shared pathway able to accommodate both pedestrians and cyclists. 	Compliant	DPE Letter of Confirmation (Aconex mail number: APP C-GCOR-000024)	Foreshore walkway detail in Architectural Plan accepted by DPE on the 15/01/2019. (Aconex Mail Number: GroupDLA-GCOR-000010).

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	<ul style="list-style-type: none"> d) Designed to link with future foreshore access on adjoining properties. e) No cantilevering of buildings over the foreshore walk is permitted. 			
B46	Amended drawings demonstrating compliance with Condition B45 are to be submitted to and approved by the Secretary prior to the commencement of the relevant works. The drawings must illustrate the amended design of the driveway, ramp and associated landscaping, to ensure the foreshore walkway is a minimum of 10 m and unobstructed along the full length of the foreshore of the site.	Compliant	DPE Letter of Confirmation (Aconex mail number: APP C-GCOR-000024)	Amended drawings demonstrating compliance submitted and approved by DPE on the 15/01/2019. (Aconex Mail Number: GroupDLA-GCOR-000010).