



SYDNEY OPERA HOUSE CONCERT HALL AND LEARNING
CENTRE – SSD 8663

INDEPENDENT AUDIT REPORT

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Revision	Date	Prepared By	Reviewed By	Description
V0	16/06/20	RC / JH	DL	For issue
V1	22/06/20	DL	SF	Final

Executive Summary

The Sydney Opera House Trust is responsible for delivering the Sydney Opera House Concert Hall and Learning Centre proposal (the Project), which forms part of the Sydney Opera House Building Renewal Program. The Project involves changes to the concert hall interior and concert hall foyers of the Sydney Opera House (SOH) and changes and re-purposing of the north-western corner of the SOH as a Creative Learning Centre.

Consent for the Project under the *Environmental Planning and Assessment Act 1979* (NSW), State Significant Development (SSD) 8663, was granted on 12 December 2019, subject to a number of Conditions of Consent (CoC). The Project also required (and has obtained) approvals under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (approval EPBC 2017/7955) and the *Heritage Act 1977* (NSW) (approval s60/2020/010).

The objective of this Independent Audit is to satisfy SSD 8663 Schedule 2, CoC B14-B15, which require that Independent Audits of the development be carried out in accordance with Project's Independent Audit Program. The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the commencement of construction on 26 February 2020 to 4 June 2020.

Construction undertaken to date includes erection of the "birdcage" scaffold, soft strip and structural demolition, Plant Room 21 demolition & hazmat removal, preparation works for the access tunnel & Lift, Portal Truss Strengthening and the construction of the Concert Hall Crash Deck above the stage.

The overall outcome of the IA indicated that compliance is being proactively tracked by the Sydney Opera House Trust and its representatives, Taylor Construction and Mace Group. Compliance records were very well organised and available at the time of the site inspection and interview with Sydney Opera House, Taylor Construction and Mace Group personnel on and following 25 May 2020. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarized as follows:

In relation to SSD 8663:

- There were 103 CoCs assessed. A further 19 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were 6 non-compliances identified against the CoCs. These relate to submission of, or the content of documents and noise monitoring.

- There were two observations identified against the CoCs. These relate to the acoustic integrity of the works.
- There were no non-compliances identified or observations made in relation to the environmental management plan mitigation measures assessed.

In relation to EPBC 2017/7955:

- There were 14 conditions assessed, and 3 non-compliances identified, relating to submission of archival records and notification of non-compliances to the relevant Commonwealth Department.

In relation to s60/2020/010:

- There were 15 conditions assessed, and one non-compliance identified, relating to the provision of a photographic archival recording of works to the Heritage Council.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the IA.

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1. Introduction

1.1 The Project

The Sydney Opera House Concert Hall and Learning Centre proposal (Project) forms part of the Sydney Opera House Building Renewal Program and involves changes to the concert hall interior and concert hall foyers and changes and re-purposing of the north-western corner of the Sydney Opera House as a Creative Learning Centre. The Project is located at the Sydney Opera House- Bennelong Point, Sydney as seen in Figure 1 below.



Figure 1: Project location (source: Keylan Consulting Pty Ltd, Environmental Impact Statement for SSD 8663)

The Project will comprise works to upgrade accessibility and technical enhancements within the Concert Hall to allow greater access to all patrons and performers. Existing office/staff meeting rooms will be renovated to a creative learning centre. Beneath the Opera House steps, the vehicular concourse will also be repurposed to provide increased pedestrian access.

The Project further comprises essential works to ensure that the Opera House continues to provide facilities for large events, as well as a revenue stream to assist funding other activities which meet operational, accessibility and WHS standards.

A State Significant Development Application for the Project (SSD 8663) was submitted by the Sydney Opera House Trust and consent, subject to conditions, was granted by the Minister for Planning under section 4.38 of the *Environmental Planning and Assessment Act 1979* on 12 December 2019.

The Project was also granted EPBC Approval No. 2017/7955 under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) on 21 January 2020, and approval s60/2020/010 under s60 of the *Heritage Act 1977* (NSW) on 23 January 2020.

In summary, the Project is subject to the following approvals:

- SSD 8663
- EPBC 2017/7955
- s60/2020/010.

1.2 Works undertaken up to the date of the audit

After the Concert Hall closed on 31 January 2020, protection was installed to protect heritage fabric and finishes. Construction undertaken to date includes erection of the “birdcage” scaffold, soft strip and structural demolition, Plant Room 21 demolition & hazmat removal, preparation works for the access tunnel & Lift, Portal Truss Strengthening and the construction of the Concert Hall Crash Deck above the stage.

1.3 Approval requirements

Conditions of Consent (CoC) B12 – B16 of SSD 8663 set out the requirements for undertaking Independent Audits (IAs or audit):

- B12. No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information.*
- B13. 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.*
- B14. The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions B12 and B13 above must be implemented and complied with for the duration of the development.*
- B15. All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:*
- (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;*
 - (b) assesses whether the development is complying with the terms of this consent;*
 - (c) reviews the adequacy of any document required under this consent; and*

(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.

B16. Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning 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 Planning Secretary.

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

1.4 The audit team

It is a requirement of CoC B15 that IAs be conducted by a suitably qualified, experienced and independent team of experts.

The Audit Team for this IA comprises:

- Jo Heltborg (Auditor): Master of Environmental Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 111000)
- Derek Low (Auditor): Masters of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).

It is noted that there is no requirement in SSD 8663 for the Audit Team to be approved by the Department.

1.5 The objectives of the audit

The IA Program was prepared in accordance with *AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014)* and submitted to the Planning Secretary for information within one month of the date notified for the commencement of construction as required by CoC B12. The IA Program specifies that this first IA must be undertaken within 20 weeks of the notified date of commencement of construction.

This IA seeks to fulfill the requirements of CoC B14 and B15, by:

- implementing the IA Program
- assessing the environmental performance of the Project
- assessing compliance against the CoC
- reviewing the adequacy of documentation required by the CoC; and
- making recommendations to improve the environmental performance or documents required under the consent.

1.6 The audit scope

This IA relates to the Project works from the date notified as the commencement of construction (26 February 2020) to 4 June 2020.

The scope of the IA comprises:

- an assessment of:
 - CoCs applicable to the phase of the development that is being audited
 - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans
 - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*);
- an assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems;
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department, taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. Audit methodology

2.1 Audit process

The IA was conducted during COVID-19 restrictions and, therefore, some tasks were modified to ensure compliance with social distancing rules and to manage risk.

In 2018, the Department released an Independent Audit guideline document entitled *Independent Audit Post Approval Requirements (IAPAR)*. The Project, although not required by the CoC to comply with the IAPAR, has, for the sake of consistency and continuity, voluntarily elected to align its approach to Independent Audits with the IAPAR where appropriate, in addition to complying with *AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems*, as required by CoC B12.

The IA was conducted in a manner consistent with *AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR. An overview of the audit activities, as specified in the standard, is presented in Figure 2.

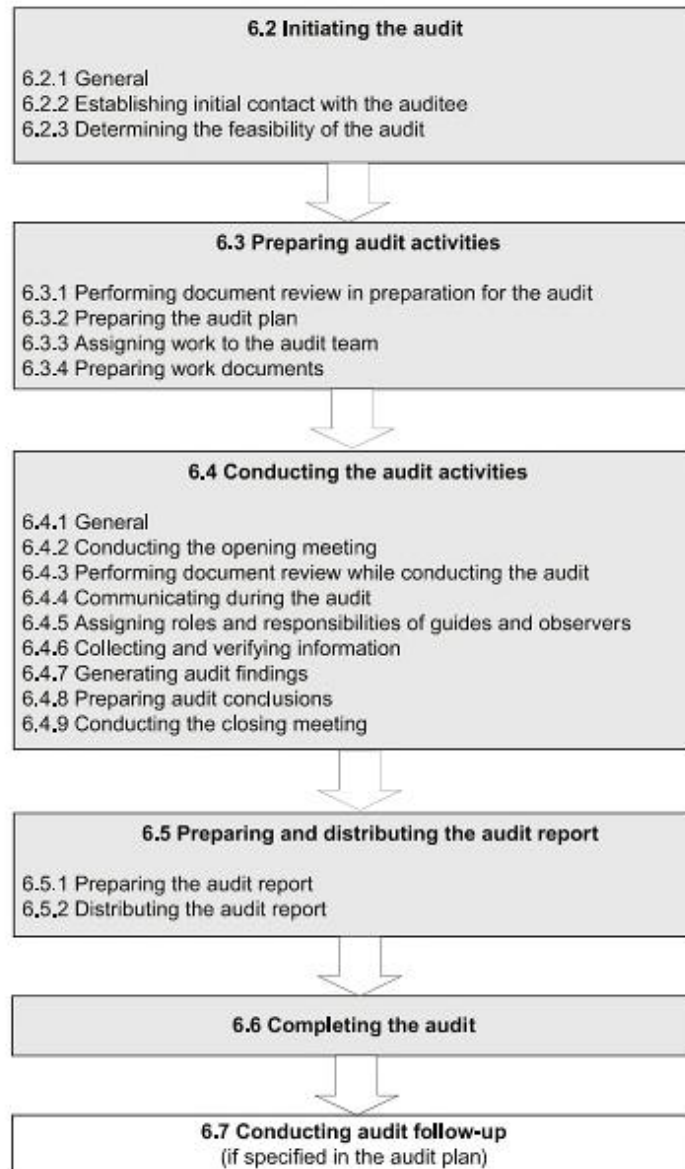


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee
- Confirm the audit team
- Confirm the audit purpose, scope and criteria.

On 12 May 2020, WolfPeak consulted with the Department and the Heritage Council of NSW, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix E.

A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1: Key issues and areas of focus raised during consultation

Stakeholder	Issues and areas of focus	How addressed
Department of Planning, Industry, and Environment	No response	NA
Heritage Council of NSW	No response	NA

2.1.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the IA.

The primary documents reviewed prior to the site visit are as follows:

- *Environmental Impact Statement State Significant Development Application SSD 8663 Sydney Opera House Building Renewal Concert Hall and Creative Learning Centre*, October 2018, Keylan Consulting Pty Ltd (the EIS)
- *Response to Submissions - Sydney Opera House, Concert Hall Upgrade and New Creative learning Centre (SSD 8663)*, Keylan Consulting Pty Ltd, 21 January 2019
- Development Consent SSD 8663, 12 December 2019 (the Consent)
- Approval s60/2020/010, 23 January 2020
- EPBC Approval 2017/7955, 21/01/2020
- *Building Certificate 150372 for Crown Building Work, Sydney Opera House – New Creative Learning Centre*, Group DLA, 31 March 2020 (Crown Certificate: Creative Learning Centre)
- *Building Certificate 150372.CH.2 for Crown Building Work, Sydney Opera House – Concert Hall Upgrade*, Group DLA, 27 March 2020 (Crown Certificate: Concert Hall)
- *Sydney Opera House Concert Hall & Creative Learning Centre SSD 8663 Pre-Construction Compliance Report*, February 2020 (Pre-Construction Compliance Report or PCCR)
- *Sydney Opera House Concert Hall and Learning Centre – SSD 8663 Independent Audit Program*, WolfPeak, 7 February 2020 (Independent Audit Program)
- *Taylor Construction Group Pty Ltd, Construction Environmental Management Plan, Reference No. S11164-Cemp-R01-A1 Sydney Opera House Western Renewal Project*, Hibbs and Associates, 13 February 2020 (Construction Environmental Management Plan or CEMP)
- *Taylor Construction Group Pty Ltd, Construction Air Quality Management Plan Reference No. S11164-Caqmp-R03-A1, Sydney Opera House Western Renewal Project*, Hibbs and Associates, 12 February 2020 (Construction Air Quality Management Plan or CAQMP)
- *Taylor Construction Group, Construction Waste Management Plan Reference No. S11164 - Cwmp-R02-A01 Sydney Opera House Western Renewal Project*, Hibbs and Associates Pty Ltd, 12 February 2020 (Construction Waste Management Plan or CWMP)

- *Construction Pedestrian & Traffic Management Plan Sydney Opera House Renewal Stage 1 for Sydney Opera House, Ptc., 5 December 2019 (Construction Pedestrian & Traffic Management Plan or CPTMP)*
- *Taylor Group Pty Ltd, Construction Noise and Vibration Management Sub Plan Reference No. S11163-R01-Cnvmsp-A1 Sydney Opera House Western Renewal Project, Hibbs and Associates, 11 February 2020 (Construction Noise and Vibration Management Sub Plan or CNVMP)*
- Sydney Opera House Western Renewal Project Complaints Log as at 31 May 2020

Audit checklists were prepared and reviewed comprising all conditions from Schedule 2 of SSD 8663, EPBC 2017/7955, and s60/2020/010.

2.1.3 Site personnel involvement

The on-site audit activities took place on 25 May 2020. The following personnel took part in the audit:

- Mark Reynolds, Taylor Senior Project Manager
- Orion Wolf, Taylor Site Engineer
- Peter Doyle, SOH Project Manager
- Lou Rosicky, SOH Project Director
- Dan Hogan, Mace Programming Consultant
- Jo Heltborg, WolfPeak Auditor.

Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The objectives and scope of the IA, the resources required and methodology to be applied, any preliminary audit findings, recommendations (if appropriate) made, and any post-audit actions were discussed.

Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.1.4 Site inspection

The on-site audit activities took place on 25 May 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix G.

2.1.5 Document review

The IA included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced as evidence in Appendices A-D.

2.1.6 Generating audit findings

IA findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

- **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 and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate; and
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents were determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document; and
- whether there are any opportunities for improvement.

2.1.7 Completing the audit

The IA Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. Audit findings

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions applicable to the works being undertaken from Schedule 2 of SSD 8663; EPBC 2017/7955; and s60/2020/010; and selected mitigation measures and commitments relating to compliance from the following plans required by SSD 8663:

- Construction Environmental Management Plan (CEMP)
- Construction Waste Management Plan (CWMP)
- Construction Pedestrian & Traffic Management Plan (CPTMP); and
- Construction Noise & Vibration Management Plan (CNVMP).

The evidence sighted against each requirement is detailed within Appendices A – D.

3.2 Non-compliances, Observations and Actions

This Section presents the non-compliances and observations from this IA. Actions in response to each of the findings are also presented. Detailed findings against each relevant condition and the selected mitigation measures are presented in Appendices A – C. In summary:

In relation to SSD 8663:

- There were 103 CoCs assessed. A further 19 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were 6 non-compliances identified against the CoCs. These relate to submission of, or the content of documents and noise monitoring.
- There were two observations identified against the CoCs. These relate to the acoustic integrity of the works.
- There were no non-compliances identified or observations made in relation to the environmental management plan mitigation measures assessed.

In relation to EPBC 2017/7955:

- There were 14 conditions assessed, and 3 non-compliances identified, relating to submission of archival records and notification of non-compliance to the relevant Commonwealth Department.

In relation to s60/2020/010:

- There were 15 conditions assessed, and one non-compliance identified, relating to the provision of a photographic archival recording of works to the Heritage Council.

Table 2: Non-compliances, Observations and Actions

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By when	Status
June 2020 Audit Findings						
Conditions of Consent SSD 8663 Schedule 2						
1	B6	Non-compliance	<p>CoC B6 requires that the Applicant provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p> <p>At the time of the audit, documentation on external walls (i.e. glazing) had not been provided to the Planning Secretary within the timeframe specified by the condition.</p>	The relevant documentation was provided to the Planning Secretary on 26/5/20.	NA	CLOSED
2	B7	Non-compliance	<p>CoC B7 requires that the Applicant must, 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 make certain information and documents (as they are obtained or approved) publicly available on its website and keep that information up-to-date, to the satisfaction of the Planning Secretary.</p> <p>While the proponent indicated no environmental monitoring has been required on the project to date, noise monitoring requirements are documented in the CNVMP for the Bennelong Apartments, and was a requirement during demolition. Noise monitoring had not commenced, and noise monitors had not been installed at the time of the audit.</p>	Noise monitoring commenced on 17/6/20, and summaries of monitoring will be uploaded monthly.	NA	CLOSED

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By when	Status
3	B8	Non-compliance	<p>CoC B8 requires that a Pre-Construction Compliance Report (PCCR) be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. The condition also requires that a copy of the endorsed compliance report be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.</p> <p>Although a PCCR, dated February 2020 was prepared, it was submitted to the Department on the date that construction commenced (26/2/20), and not before that date. The PCCR was also unable to have been submitted to the CA prior to 26/2/20.</p>	<p>The SOH will revise the PCCR to:</p> <ul style="list-style-type: none"> include the commencement date of construction; obtain CA approval of the revised PCCR; upload the revised PCCR to SOH website; and upload revised PCCR to DPIE. 	22/06/20	OPEN
4	B9	Non-compliance	<p>CoC B9 sets out matters the PCCR must include, including the expected commencement date for construction.</p> <p>The PCCR did not document the expected commencement date for construction.</p>	As above.	22/06/20	OPEN
5	C5	Non-compliance	<p>CoC C5 requires that monthly notification of activities identified in Condition C4 (permitted out of hours works) must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p> <p>Only one letter of notification has been provided during the project (dated 29/1/19*), rather than monthly as required by CoC C5. However, it is noted that the Draft SSD 8663 CoCs did not specify the monthly notification requirement.</p> <p><i>*The date on the notification letter (2019) appears to be a typo and should read 2020.</i></p>	<p>The SOH has now provided a further notification and will continue to issue monthly notifications from now on.</p>	Ongoing	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By when	Status
6	C8	Non-compliance	<p>CoC C8 provides that the development must be constructed with the aim of achieving the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009), that all feasible and reasonable noise mitigation measures must be implemented and that any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP.</p> <p>Section 6 of the CNVMP outlines the proposed noise monitoring program, and includes the installation of a noise logger on the external walls of Levels 4 and 9 of the Bennelong Apartments. An appropriate manager is to be designated to <i>“interrogate the logger at the start of each change in work schedule likely to change the overall site emissions materially and weekly during the noisiest works. As a minimum, this should be at the commencement of and during demolition and concreting works.”</i></p> <p>The noise logger had not been mounted and was not in use at the time of the audit, when demolition works had commenced. The Auditees advised the noise logger would be mounted prior to scheduled heavy demolition of the concert hall (early June 2020).</p>	Noise monitoring commenced on 17/6/20, and summaries of monitoring will be uploaded monthly.	Ongoing	OPEN
7	C20	Observation	<p>CoC C20 provides that the proposed alterations must not affect the existing acoustic integrity of the building in relation to the control of noise emissions from the premises.</p> <p>The timing of this condition is not explicit, only that this is required to be satisfied during construction (which is an extended period). The wording suggests that this relates to implementation of measures relating to noise attenuation or amplification (or both) and, therefore, likely to occur later in the construction program, but this is not clearly defined.</p> <p>Evidence to support compliance with this condition was not available during the audit at the early stage of construction. The Applicant may wish to consult with the project Architects in relation to evidence required to meet compliance with Conditions C20 and C21.</p>	SOH to seek advice from the Project Design team to determine what action is required (if any)	31/07/20	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By when	Status
8	C21	Observation	<p>CoC C21 provides that no additional equipment may be installed or changes made to the acoustic design unless certified by a suitably qualified acoustic consultant that the equipment will not increase noise emissions from building.</p> <p>The timing of this condition is not explicit, only that this is required to be satisfied during construction (which is an extended period). The wording suggests that this would be relevant to later stages of construction but this is not clearly defined.</p> <p>Evidence to support compliance with this condition was not available during the audit at the early stage of construction. The Applicant may wish to consult with the project Architects in relation to evidence required to meet compliance with Conditions C20 and C21.</p>	SOH to seek advice from the Project Design team to determine what action is required (if any)	31/07/20	OPEN
Conditions of Consent EPBC 2017/7955						
9	4	Non-compliance	<p>EPBC condition 4 requires that, to manage the impacts of the action on protected matters, the approval holder must provide copies of the documents required by conditions A25, B19, B29, D4 and E7 of the NSW development consent (SSD 8663) to the (then) Commonwealth Department of Environment and Energy (Commonwealth Department) for information.</p> <p>At the time of the audit, copies of the documents required by CoC B29 of SSD 8663 (archival records) had not been submitted to the relevant Commonwealth Department.</p>	The SOH will liaise with the Commonwealth Department in regard to this requirement. The SOH has security concerns in relation to the level of detail about sensitive spaces that is included in the Archival Records. SOH to retain evidence of outcome of engagement.	31/07/20	OPEN
10	9	Non-compliance	<p>EPBC condition 9 provides that the approval holder must notify the Commonwealth Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans, that the notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance.</p> <p>At the time of the audit, the relevant Commonwealth Department had not been notified of the non-compliance with condition 4 of EPBC 2017/7955 (with respect to CoC B29 of SSD 8663).</p>	Notify the relevant Commonwealth Department of non-compliances.	Within 2 business days of each non-compliance	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By when	Status
11	10	Non-compliance	<p>EPBC condition 10 provides that the approval holder must provide to the Commonwealth Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance.</p> <p>As above, at the time of the audit, the relevant Commonwealth Department had not been notified of the non-compliance with condition 4 of EPBC 2017/7955 (with respect to CoC B29 of SSD 8663), and had therefore not provided details of the non-compliance.</p>	Notify the relevant Commonwealth Department of non-compliances.	Within 10 business days of each non-compliance	OPEN
Conditions of Consent s60/2020/010						
12	13	Non-compliance	<p>Condition 13 of s60/2020/010 requires that a photographic archival recording of the works area must be prepared prior to the commencement of works, and following completion of works, in accordance with the NSW Heritage Division publications <i>How to prepare archival records of heritage items</i> and <i>Photographic Recording of Heritage Items using Film or Digital Capture</i>. The original copy of the archival record must be deposited with Heritage NSW, Department of Premier and Cabinet, and an additional copy provided to the City of Sydney.</p> <p>Although a photographic archival recording of the works are has been prepared and been deposited with Heritage NSW (which is now part of the Department of Premier and Cabinet), a copy of that recording has not been provided to the City of Sydney due to security concerns.</p>	Provide the archival recording to the Heritage Council as required by the condition, or engage with the Heritage Council to determine an appropriate response to this requirement. Retain evidence of outcome of engagement.	31/07/20	OPEN

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document; and
- whether there are any opportunities for improvement.

A review was conducted of the documentation presented in Section 2.1.2.

The audit found the CEMP, Sub-Plans were being implemented on site with one exception. The CNVMP requires a noise logger to be installed on the external walls of Levels 4 and 9 of the of the Bennelong Apartments, which was not in place at the time of the audit; and noise monitoring had not been conducted. See SSD Condition C8 for more information.

The other plans and documents were considered adequate.

3.4 Summary of notices from agencies

The Auditor is not aware of any notices served on the Project by agencies.

3.5 Other matters considered relevant by the Auditor or DPIE

Other than the issues identified in Section 3.2 the Auditor did not identify any other matters of note. The Department did not raise any issues for consideration as part of the audit.

3.6 Complaints

A complaints register is being maintained by the Project. The register is published monthly on the Project website at

<https://www.sydneyoperahouse.com/content/dam/pdfs/renewal/Western%20Renewal%20complaints%20log%20May%202020.pdf>.

A total of one complaint was recorded during the period covered by this Independent Audit. This related to the line of the hoarding on the Upper Podium cutting off the view north from the Bennelong Restaurant. The Sydney Opera House CEO responded directly to the patron explaining the operational necessity for the hoarding position.

3.7 Incidents

The Project has not identified any notifiable incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being scaffolding, demolition, hazardous material removal, and preparatory works) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 2.

Table 2: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Heritage	<p>The Heritage Impact Statement (HIS) acknowledges there will be some negative impacts to the significant fabric and spaces arising from the Concert Hall Renewal project. Further, the proposed functional and acoustic upgrades will result in some adverse visual impacts. However, the accessibility, functional and acoustic related works in the Concert Hall and its foyers will strengthen the core function of the Opera House as a performing arts centre and will have an overall positive impact on its National Heritage values. The impacts are considered necessary if this venue is to maintain its status as a world class performance venue.</p> <p>Regarding the Creative Learning Centre, the HIS considers the project will have a negligible impact on the external architecture and setting of the Opera House and no adverse impact on its National Heritage values.</p>	The works are being carried out as approved with respect to heritage impacts. No impacts on heritage beyond those anticipated.	Y
Built form, urban design and visual impacts	<p>The proposed works are largely internal and do not result in any built form, design or visual impacts.</p> <p>External works include:</p> <ul style="list-style-type: none"> • alternations to glazing to accommodate two new lifts relating to the Concert Hall and the provision of a new ventilation hood at the western podium elevation • relocation of double doors on western façade and new access ramp to the Creative Learning Centre. <p>These are minor external elements which do not add to the bulk or scale of the building and which have been</p>	No additional built form, design, or visual impacts observed.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>designed to be compatible with the materiality and design of the building.</p> <p>The HIS concludes that these works will have negligible impact on the external architecture and setting of the Opera House and no adverse impact on the heritage values of the building.</p>		
Lighting	<p>The proposed lighting for the Concert Hall and Creative Learning Centre is internal, will not be readily visible from the surrounding area and will not have an adverse impact on the appearance of the Opera House.</p>	<p>Proposed lighting has not been installed at this stage of works.</p>	N/A
Construction - Noise and vibration	<p>The Noise Impact Assessment concludes that construction noise as a result of the proposal is not likely to have any adverse impact on noise sensitive receivers around the site as construction noise levels will not be excessive and are below the relevant noise level criteria.</p>	<p>Noise and vibration impacts appear to be generally consistent with that predicted.</p> <p>It is noted that the noise logger required by the Construction Noise and Vibration Management Plan had not been installed on the external walls of Levels 4 and 9 of the Bennelong Apartments (non-compliance with C8). The Auditees advised the noise logger would be mounted prior to scheduled heavy demolition of the concert hall (early June 2020).</p>	Y
Construction - Traffic and access	<p>Construction works will largely occur within the Sydney Opera House and generally serviced via the underground loading dock, reducing their impact on the general public, throughout demolition and construction periods.</p> <p>All construction traffic will enter and leave the site from Macquarie Street.</p> <p>General public access will be maintained along Macquarie Street and the entire Sydney Opera House public perimeter.</p>	<p>Traffic and access impacts are generally consistent with those predicted and being managed consistently with the Construction Pedestrian and Traffic Management Sub-Plan.</p>	Y
Construction - Air quality	<p>The proposed works may generate dust from demolition. A dust management plan will be prepared by the Contractor engaged to undertake the works prior to commencing construction to ensure appropriate measures are taken to ensure that the dust is localised within the construction zone. Construction plant and equipment selected will be suitable for an internal construction environment to ensure no impact on</p>	<p>Air quality impacts are generally consistent with those predicted and being managed consistently with the Construction Air Quality Management Plan. Refer response to CoC C29.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	air quality within the work site, or the Opera House.		
Construction - Water quality	As the proposed works are largely internal with only limited works to the exterior of the Sydney Opera House, there is no expected run off or sedimentation that would impact on the water quality of Sydney Harbour. Notwithstanding, all necessary measures will be taken to control potential construction impacts on the Harbour.	Water quality impacts are generally consistent with those predicted (negligible) and being managed consistently with the Construction Environmental Management Plan and the Construction Waste Management Plan. Refer response to CoC C23 and C33.	Y
Construction - Waste and hazardous materials	<p>Waste will be managed in accordance with relevant NSW legislation and the principles of the waste management hierarchy as set out in the NSW Waste Avoidance and Resource Recovery Strategy 2014-21. Waste will be recycled where possible.</p> <p>The SOH maintains an Asbestos Management Procedure, which will be implemented during construction works, and maintains a Hazardous Materials Register, which documents all asbestos contaminated materials (ACM), hexavalent chromium and lead paints within the building. Any hazardous materials are managed by the Sydney Opera House Asbestos Risk Management Plan (Hibbs & Associates Pty Ltd 2013) and the Sydney Opera House Hazardous Materials Action Plan (2015).</p>	<p>Waste impacts are generally consistent with those predicted and being managed consistently with the Construction Waste Management Plan. Refer response to CoC C18 and C27.</p> <p>Hazardous material impacts are generally consistent with those predicted and being managed consistently with the SafeWork and EPA requirements. Refer response to CoC C19 and C22.</p>	

4. Conclusions

The overall outcome of the IA indicated that compliance is being proactively tracked by Sydney Opera House, Taylor Construction, and Mace Group.

Compliance records were very well organised and available at the time of the site inspection and interview with Sydney Opera House, Taylor Construction, and Mace Group personnel on and following 4 June 2020. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarized as follows:

In relation to SSD 8663:

- There were 103 CoCs assessed. A further 19 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were 6 non-compliances identified against the CoCs. These relate to submission of, or the content of documents and noise monitoring.
- There were two observations identified against the CoCs. These relate to the acoustic integrity of the works.
- There were no non-compliances identified or observations made in relation to the environmental management plan mitigation measures assessed.

In relation to EPBC 2017/7955:

- There were 14 conditions assessed, and 3 non-compliances identified, relating to submission of archival records and notification of non-compliance to the Commonwealth Department.

In relation to s60/2020/010:

- There were 15 conditions assessed, and one non-compliance identified, relating to the provision of a photographic archival recording of works to Council.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the IA.

5. Limitations

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

Appendix A. Audit Table- SSD 8663

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant
TERMS OF CONSENT				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submissions, Revised Response to Submissions and Supplementary Revised Response to Submissions; (d) in accordance with the management and mitigation measures.	Approved stamped plans. SSD 8663 Development Consent approval, dated 12/12/2019 Pre-Construction Compliance Report	These drawings are the plans being used for the development. Evidence to meet this requirement is also referred to elsewhere in this Audit Table.	Compliant

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	Works to the Concert Hall Architectural Drawings prepared ARM Architecture <table border="1" data-bbox="297 316 891 1291"> <thead> <tr> <th>Sheet No.</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>DA000</td><td>F</td><td>Cover Sheet & Architectural Drawing Schedule</td><td>05/08/2019</td></tr> <tr><td>DA0100</td><td>F</td><td>Location Plan</td><td>05/08/2019</td></tr> <tr><td>DA0301</td><td>D</td><td>Internal Materials Finishes Schedule pages 1 – 19</td><td>05/10/2018</td></tr> <tr><td>DA0302</td><td>D</td><td>External Materials & Finishes Schedule pages 1 – 4</td><td>05/10/2018</td></tr> <tr><td>DA0310</td><td>F</td><td>Door Schedule</td><td>05/08/2019</td></tr> <tr><td>DA0320</td><td>F</td><td>Signage Schedule</td><td>05/08/2019</td></tr> <tr><td>DA0410</td><td>F</td><td>Wall Types Schedule</td><td>05/08/2019</td></tr> <tr><td>DA0411</td><td>F</td><td>Floor Types Schedule</td><td>05/08/2019</td></tr> <tr><td>DA0412</td><td>F</td><td>Ceiling 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	DA1207	F	General Arrangement – Floor Plan – Level 3 +51	05/08/2019		
	DA1208	F	General Arrangement – Floor Plan – Level 4 +61	05/08/2019		
	DA1209	F	General Arrangement – Floor Plan – Level 5 +70	05/08/2019		
	DA1210	F	General Arrangement – Floor Plan – Level 6 +85	05/08/2019		
	DA1211	F	General Arrangement – Floor Plan – Level 7 +100	05/08/2019		
	DA1212	F	General Arrangement – Floor Plan – Level 7A	05/08/2019		
	DA1213	F	General Arrangement – Floor Plan – Level 8 +115	05/08/2019		
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	DA1215	F	General Arrangement – Floor Plan – Level 10 +140	05/08/2019		
	DA1503	F	Reflected Ceiling Plan – Ground Level +12	05/08/2019		
	DA1505	F	Reflected Ceiling Plan – Level 1 +30	05/08/2019		
	DA1506	F	Reflected Ceiling Plan – Level 2 +42	05/08/2019		
	DA1507	F	Reflected Ceiling Plan – Level 3 +51	05/08/2019		
	DA1509	F	Reflected Ceiling Plan – Level 5 +70	05/08/2019		
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	DA1511	F	Reflected Ceiling Plan – Level 7 +100	05/08/2019		
	DA1513	F	Reflected Ceiling Plan – Level 8 +115	05/08/2019		
	DA1514	F	Reflected Ceiling Plan – Level 9 +130	05/08/2019		
	DA2102	F	Elevation – East	05/08/2019		
	DA2103	F	Elevation - West	05/08/2019		
	DA3000	F	Section A-A	05/08/2019		
	DA3001	F	Section B-B	05/08/2019		
	DA3002	F	Section C-C	05/08/2019		
	DA3150	F	Sections – Stage	05/08/2019		
	DA3151	F	Detail Section – Stage Portal Frame	05/08/2019		
	DA5010	F	Detail Area – Stairs – Level 1	05/08/2019		
	DA5020	F	Detail Area – Stairs – Level 2	05/08/2019		
	DA5030	F	Detail Area – Stairs – Level 3	05/08/2019		
	DA5120	F	Detail Plans 1 – Lift 30	05/08/2019		
	DA5121	F	Detail Plans 2 – Lift 30	05/08/2019		
	DA5122	F	Detail RCPS – Lift 30	05/08/2019		

Unique ID	Compliance requirement			Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA5123	F	Detail Elevation 1 – Lift 30	05/08/2019			
DA5124	F	Detail Elevation 2 – Lift 30	05/08/2019			
DA5126	F	Detail Area – Sections – Lift 30	05/08/2019			
DA5210	F	Detail Area – Dressing Room 58 L1-02 – Level 1 +30	05/08/2019			
DA5211	F	Detail Area – Male Performer Amenities L1-AM-02 & Unisex Accessible WC L1-05	05/08/2019			
DA5214	F	Detail Area – Dressing Room 75 L1-AM-10, Bath L1-AM-11 & Access Bath L1-AM-12 – Level 1 +30	05/08/2019			
DA5215	F	Detail Area – Dressing Room 76 L1-AM-07 & Access Bath L1-AM-08 – Level 1 +30	05/08/2019			
DA5220	F	Detail Area – Amenities – Level 2	05/08/2019			
DA5230	F	Detail Area – Unisex Access L3-01 & L3-02 – Level 3 +51	05/08/2019			
DA5310	F	Detail Plan – Orchestra Assembly Room L1-OA-01 – Level 1 +30	05/08/2019			
DA5311	F	Detail RCP – Orchestra Assembly Room L1-OA-01 – Level 1 +30	05/08/2019			
DA5312	F	Interior Elevations 1 – Orchestra Assembly Room L1-OA-01 – Level 1 +30	05/08/2019			
DA5313	F	Interior Elevations 2 – Orchestra Assembly Room L1-OA-01 – Level 1 +30	05/08/2019			
DA5320	F	Detail Area – Auditorium Stage – Level 2 +42	05/08/2019			
DA5321	F	Detail Plan – Ante Room, Prompt & Opposite Prompt – Level 2 +42	05/08/2019			
DA5322	F	Detail RCP – Ante Room, Prompt & Opposite Prompt – Level 2 +42	05/08/2019			
DA5323	F	Interior Elevations - Ante Room, Prompt & Opposite Prompt – Level 2 +42	05/08/2019			
DA5324	F	Detail Section – Ante Room – Level 2	05/08/2019			
DA5325	F	Detail Plans – East Passageway – Level 2 +42	05/08/2019			
DA5326	F	Interior Elevations – East Passageway – Level 2 +42	05/08/2019			
DA5327	F	Details Sections – East Passageway – Level 2 +42	05/08/2019			
DA5328	F	Detail Area – Stalls Seating – Level 2 +42	05/08/2019			
DA5329	F	Detail Plan and RCP – Accessible Theatre Entries – Level 2 +42	05/08/2019			
DA5330	F	Interior Elevations – Accessible Theatre Entries – Level 2 +42	05/08/2019			
DA5331	F	Detail Area – Timber Acoustic Diffusion Panels – Box Fronts	05/08/2019			
DA5332	F	Detail Area – Timber Acoustic Diffusion Panels – Western CH Peripheral Walls	05/08/2019			
DA5333	F	Detail Area – Timber Acoustic Diffusion Panels – Eastern CH Peripheral Walls	05/08/2019			
DA5334	F	Detail Plans – Acoustic Diffusion & Absorption – Stage Surround, Upper and Lower Circles	05/08/2019			
DA5335	F	Detail Elevations – Acoustic Diffusion & Absorption – Stage Surround, Upper & Lower Circles	05/08/2019			

Unique ID	Compliance requirement			Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA5340	F	Detail Area – Upper Circle and Choir Stalls Seating	05/08/2019			
DA5341	F	Detail Area – Circle Box Seating – Level 4	05/08/2019			
DA5343	F	Detail Elevations – FCU Timber Panels	05/08/2019			
DA5350	F	Detail Elevations – East Canon Port Gallery – Level 5 & 6	05/08/2019			
DA5351	F	Detail Elevations – West Canon Port Gallery – Level 5 & 6	05/08/2019			
DA5360	F	Detail Area – Acoustic Reflectors – Set Out – Level 6	05/08/2019			
DA5361	F	Details – Acoustic Reflectors – Level 6	05/08/2019			
DA5370	F	Detail Area – Acoustic Drapes – Typical Layout – Crown	05/08/2019			
DA5371	F	Detail Area – Acoustic Drapes – Typical Layout	05/08/2019			
DA5372	F	Detail RCP – Concert Hall 1	05/08/2019			
DA5373	F	Detail RCP – Concert Hall 2	05/08/2019			
DA5374	F	Detail Plan – Tech Zone	05/08/2019			
DA5375	F	Detail RCP – Concert Hall 3	05/08/2019			
DA5376	F	Detail RCP – Tech Zone	05/08/2019			
DA5377	F	Detail Area – Tech Zone – East & West Access Doors	05/08/2019			
DA5378	F	Detail RCP – Concert Hall – Crown	05/08/2019			
DA5380	F	Detail Area – Portal Frame – Level 4	05/08/2019			
DA5400	F	Detail Area – Dressing Room and Locker Room Joinery	05/08/2019			
DA5510	F	Detail Area – Entry L1 – Platform Lift 37 – Level 1 +30	05/08/2019			
DA5511	F	Detail Area – Rack Room L1-RR-01 – Level 1	05/08/2019			
DA5512	F	Detail Area – Airlock L1-AM-13 & Store L1-ST-01 – Level 1 +30	05/08/2019			
DA5513	F	Detail Area – Locker Room L1-LR-01 – Level 1 +30	05/08/2019			
DA5530	F	Detail Area – West Rack Room L3-06 & East Rack Room L3-05 – Level 3 +51	05/08/2019			
DA5560	F	Detail Area – Concert Hall Above Ceiling Fire Egress	05/08/2019			
DA5600	F	Detail Area – Balustrades and Handrails 1 – Northern Foyer	05/08/2019			
DA5601	F	Detail Area – Balustrades and Handrails 2 – Northern Foyer	05/08/2019			
DA5602	F	Detail Area – Balustrades and Handrails 3 – Eastern Foyer	05/08/2019			
DA5603	F	Detail Area – Balustrades and Handrails 4 – Western Foyer	05/08/2019			
DA5604	F	Detail Area – Balustrade and Handrails 5 – Concert Hall	05/08/2019			

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).</p>	Interview with Auditees	No directions or notifications have been issued by the Secretary for the project.	Not triggered																																																								
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	These conditions of consent and documents referred to elsewhere in this audit table	This audit assesses compliance with the conditions of consent and the direction as noted in Condition A3. No inconsistency or conflicts have been identified during the audit.	Not triggered																																																								
LAPSING OF APPROVAL																																																												
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	SSD 8663 Consent, dated 12/12/2019	Works commenced 9/3/2020. Formal notification of commencement date was 26/2/2020.	Compliant																																																								

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		Notification of commencement letter, dated 26/2/2020	Both of these dates are within 5 years of the date of consent, 12/12/2019.	
LIMITS ON CONSENT				
A6	This consent does not approve works to Rehearsal Rooms 1 and 2.	Interview with Auditees SSD 8663 Consent, dated 12/12/2019	It is noted that the works to Rehearsal Rooms 1 and 2 are not within the scope of the SSD consent and are being undertaken as exempt development under a separate project.	Compliant
PRESCRIBED CONDITIONS				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Concert Hall Crown Building Works Certificate No. 1 (CH1), granted 21/2/2020</p> <p>Concert Hall Crown Building Works Certificate No. 2 (CH2), granted 27/3/2020</p> <p>Creative Learning Centre Crown Building Works Certificate No. 1 (CLC1), granted 31/3/2020</p> <p>Site access signs as observed during site inspection, 25/05/2020.</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA - erection of signs - residential building work (not relevant) - entertainment venues (not relevant to CC1) - signage for max number of persons (not relevant to CC1) - shoring and adjoining properties <p>The issue of the Crown Certificates by the CA demonstrates compliance with the BCA to the extent of works that it covers. Signage observed was complied with these requirements.</p> <p>The original Crown Certificate for the Concert Hall (CH1), and the Crown Certificate for the Creative Learning Centre (CLC1) were issued prior to the commencement of works. Works commenced on the CLC on 27/4/2020. Works commenced on the CH on 26/2/2020.</p> <p>CH1 was issued on 21/2/2020 CLC1 was issued on 31/3/2020 Revision 2 of the Concert Hall Crown Certificate (CH2) was later issued on 27/3/2020.</p>	Compliant
LONG SERVICE LEVY				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	Service Levy Receipt, dated 20/12/2019	A service levy of \$403,682 was paid, dated 20/12/2019.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
LEGAL NOTICES				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees	No notices being served were identified.	Not triggered
EVIDENCE OF CONSULTATION				
A10	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.	Documents referred to elsewhere in this Audit Table that require consultation.	Consultation was carried out in the preparation of the CEMP and Sub-Plans as required by Condition A10. See evidence presented for Conditions B31, B32, B33, and B34.	Compliant
DEVELOPMENT EXPENSES				
A11	It is the responsibility of the Applicant to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.	Interview with auditees	Noted	Not triggered
APPLICABILITY OF GUIDELINES				
A12	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.	NA	Noted	Not triggered
A13	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees	No updated or revised plans or guidelines resulting from a direction from the Secretary.	Not triggered
STRUCTURAL ADEQUACY				
A14	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes:	Information submitted to Certifying Authority for granting of CLC1, CH1 & CH2	The issue of the Crown Building Certificates (CLC1 & CH2) by the CA (Group DLA) demonstrates compliance with the BCA to the extent of works that the certificates cover. Reference docs are provided at the end of the Group DLA certificates.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	Interview with Auditees	<p>A 2nd CC was issued for the Concert Hall (CH), related to façade works. SOH advised the first CC for the CH had some conditions. These were addressed within the timeframe requested by the CA, and CH2 was issued.</p> <p>Peter to confirm. RFI 5/6/20.</p> <p>CH1 CC, dated 21 February 2020 (prior to commencement of construction).</p> <p>CH2 CC, dated 20 March 2020.</p> <p>CLC1 CC, dated 31/3/2020</p>	
OPERATION OF PLANT AND EQUIPMENT				
A15	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	<p>Lifting Gear register</p> <p>Borger crane competency & qualifications</p> <p>Crane inspection report, dated 5/5/20</p> <p>Plant risk assessments</p>	<p>One Manitou (telehandler/forklift) and one 45T crane are in use on the project.</p> <p>Service reports were available as evidence plant is maintained appropriately, e.g. Borger cranes service inspection report, 8/5/2020</p> <p>Pre-start inspection forms were also sighted as evidence plant is inspected upon arrival and before use on the site.</p> <p>Competency verification and qualifications were sighted as evidence that operators are competent to operate.</p> <p>In addition, operators conduct daily informal inspections and formal weekly inspections.</p> <p>3-monthly service inspection is required by Taylor.</p>	Compliant
MONITORING AND ENVIRONMENTAL AUDITS				
A16	<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>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.</p>	Interview with Auditees	<p>The relevant section of the EPA&A Act refers to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained. This audit forms the first Independent Audit under Conditions B12-B16 for the project.</p> <p>In addition to formal monitoring as required by CoC, weekly inspections and periodic internal are conducted by Taylor in accordance with their management system.</p> <p>Weekly HSE inspection. Environmental audit 3 monthly. Environmental Audit conducted 22/5/20 (Taylor HSE department). Management system audit.</p> <p>Other monitoring conducted during the projects includes asbestos fibre air monitoring during asbestos removal works.</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A17	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with Auditees	No environmental incidents have been reported for the site.	Not triggered
A18	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Interview with Auditees	No environmental incidents have been reported for the site.	Not triggered
NON-COMPLIANCE NOTIFICATION				
A19	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with Auditees	None reported to date.	Not triggered
A20	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with Auditees	None reported to date.	Not triggered
A21	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with Auditees	None reported to date.	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A22	Within three months of: (a) the submission of a compliance report under condition B8 and B10 ; (b) the submission of an incident report under condition A19 ; (c) the submission of an Independent Audit under condition B12 ; (d) the approval of any modification of the conditions of this consent; or	Compliance Report 1, dated 26/2/2020 and evidence of submission to the Department, dated 26/2/2020 Sydney Opera House Development	a) A Compliance Report was submitted on 26/2/2020. Review, if warranted, under Condition A23 is due to commence by 26/5/2020. The Auditor sighted evidence that the desktop review of management plans commenced on 21/5/20, and the Department was notified of the commencement of the review on 19/5/20. b) There have been no incidents reported since project commencement. c) An Independent Audit has not yet been submitted for the project (due for submission to DPIE by 15/7/2020) d) No modifications to CoC.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Consent, dated 19/12/2019	Letter SOH to DPIE, dated 19/5/2020 notifying a review is being carried out. CEMP, CTPMP, WMP – review marked up dated 22/5/20	
A23	the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Letter to DPIE, dated 19/5/2020	CEMP and Sub-Plans under review. Review due for completion on 30/6/2020, based on 19/5/20 notification to DPIE of review being conducted.	Compliant
A24	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. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	CEMP and Sub-Plans under review, sighted 25/5/20 and commencement of review dated 21/5/20	Review due for completion by 30/6/2020 (based on 19/5/20) notification of review being conducted. Compliance to be verified during the next Independent Audit.	Not triggered
INTERPRETATION STRATEGY				
A25	Within 12 months of the commencement of the works, the Applicant shall submit to the Department a new Interpretation Strategy for the works approved as part of this consent. The Interpretation Strategy shall be prepared in consultation with the nominated heritage consultant (condition B24) and Heritage Council (or delegate) and shall address the areas to be modified by the proposed works and the alterations that have occurred. A copy must be submitted to the Secretary and Certifying Authority. The works outlined in the Heritage Interpretation Strategy must be completed within on year of the completion of works.	NA	New Interpretation Strategy due by 26/2/2021.	Not triggered
PART B PRIOR TO THE COMMENCEMENT OF WORKS				
CROWN BUILDING WORK				
B1	Crown building work cannot be commenced unless the Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at:	Concert Hall Crown Building Works Certificate No. 1 (CH1), granted 21/02/2020	Three Crown Building Works Certificates were provided as evidence for the SSD project (CH1, CH2, & CLC1). CH1 was issued on 21/2/20 subject to a number of conditions to be addressed within 30 days. CH2 was issued on 27/3/20, also subject to a number of conditions.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) the date of the invitation for tenders to carry out Crown building work; or (b) in the absence of tenders, the date on which the Crown building work commences.	Concert Hall Crown Building Works Certificate No. 2 (CH2), granted 27/03/2020 Creative Learning Centre Crown Building Works Certificate No. 1 (CLC1), granted 31/03/2020 Email from Taylor, dated 4/6/20	CLC1 was issued on 31/3/20. Email from Mark Reynolds of Taylor, dated 4/6/20 states works on the CLC commenced on 4/4/20, after the issue of CLC1 on 31/3/20.	
NOTIFICATION OF COMMENCEMENT				
B2	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	CH1, dated 21/2/20 CH2, dated 27/3/20 CLC1, dated 31/3/20 Letter from SOH to DPIE, Commencement of Construction, dated 21/2/20 Notice of Construction Approval from SOH to TCG, dated 16/3/20 Letter to Taylor, dated 16/3/20	Notification of commencement of construction was issued via letter from SOH to DPIE, dated 21/2/2020. Notified date of commencement 26/2/2020 . A letter from SOH to Taylor, dated 16/3/20 was sighted, providing notice of Construction Approval (following a meeting held on 13/3/20 and Contractor's request for Construction Approval, dated 10/3/20).	Compliant
B3	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with Auditees	The project is not a staged development.	Not triggered
EXTERNAL WALLS AND CLADDING				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B4	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with Auditees CH1, dated 21/2/20 CH2, dated 27/3/20 CLC1, dated 31/3/20	External works limited to glazing of the lift shaft and relocation of – walls around northern and eastern face. Relocation of the door to the CLC. Glazing calculator requirement included as a condition in CH1/2. Glazing assessment conducted.	Compliant
B5	Before the commencement of works and occupation or commencement of the use, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminum composite panels comply with the requirements of the BCA.	Interview with Auditees	CC1 states the glazing calculator has been provided.	Compliant
B6	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Interview with Auditees	Documentation on external walls (i.e. glazing) had not been provided to the Planning Secretary at the time of the audit.	Non-compliant
ACCESS TO INFORMATION				
B7	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Project website sited 25/05/2020: https://www.sydneyoperahouse.com/general/corporate-information/planning-approvals.html Interview with Auditees Email from Taylor (M. Reynolds) & email from SOH (P.Doyle), dated 4/6/20	Website live and up to date in accordance with Condition B7. i. A link to approved drawings is provided on the planning website ii. A link to project approvals (planning website) is provided iii. Links to approved strategies, plans and programs included, e.g. management plans, crown certificates etc. iv. no reports on the environmental performance of the development have been triggered by the CoC to date, v. While the proponent indicated no environmental monitoring has been required on the project to date, noise monitoring requirements are documented in the CNVMP for the Bennelong Apartments, and was a requirement during demolition. Noise monitoring had not commenced, and noise monitors had not been installed at the time of the audit. vi. Pre-construction compliance report provided vii. Contact details including phone number, email and postal address viii. The Western Renewal Project Complaints Log is available on the project website, last entry 5/3/20 ix. no audits have been triggered (with the exception of the current audit in progress)	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		x. N/A NB: While all information required by Condition B7 was available on the website, the date that information was uploaded to the website was unable to be verified during the audit. Emails from Taylor (M. Reynolds) & SOH (P. Doyle), dated 4/6/20 confirm that heavy demolition works, in this case related to the demolition of the CH Stage concrete structure, commenced 2/6/20. Light demolition works commenced in the bathrooms on 20/3/20.	
COMPLIANCE REPORTING				
B8	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.	Pre-Construction Compliance Report (PCCR), dated 26/2/2020 Submission to DPIE PA14 Receipt Email, dated 26/2/20	Pre-Construction Compliance Report (PCCR), dated February 2020 prepared for the project as required. PCCR compliance report declaration form signed by Ian Cashen (SOH), dated 26/2/2020. The PCCR was submitted to DPIE <u>on</u> 26/2/2020 (and not <u>before</u> 26/2/20). Though administrative, the submission date does not comply with Condition B8. Based on the above logic, the PCCR was also unable to have been submitted to the CA prior to 26/2/2020.	Non-Compliant
B9	The Pre-Construction Compliance Report must include: (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (b) the expected commencement date for construction.	PCCR, dated 26/2/2020	PCCR includes assessment of terms of consent pre-construction (reporting period stated as: 12/12/2010* – 25/2/2020). <i>*Auditor's note: The start date of the reporting period is assumed to be a typo with correct date the date of approval, 12/12/2019.</i> The expected commencement date for construction has not been documented in the PCCR, as required by Condition B9 (b). RFI issued 27/5/20	Non-Compliant
B10	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	NA	The next PCCR is 6 months from 26/2/2020 (i.e. 26/8/2020).	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Planning Secretary.			
B11	<p>The Construction Compliance Reports must include:</p> <p>(a) a results summary and analysis of environmental monitoring;</p> <p>(b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;</p> <p>(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;</p> <p>(d) a register of any modifications undertaken and their status;</p> <p>(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>(f) a summary of all incidents notified in accordance with this consent; and</p> <p>(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p>	NA	This condition will be assessed during the second Independent Audit for the project.	Not triggered
INDEPENDENT ENVIRONMENTAL AUDIT				
B12	No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with <i>AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems</i> (Standards	WolfPeak Independent Audit Program Rev 2, dated 7/2/2020	Revision 1 of the Wolfpeak Independent Audit Program (dated 6/1/2020) was submitted to the Department on 6/1/2020, more than one month prior to the notification of commencement of construction date (26/02/2020).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Australia, 2014) and submitted to the Planning Secretary for information.		Read receipt received from the compliance@planning.nsw.gov.au mailbox, RE: SD8663 Condition B12: Submission of Independent Audit Program dated 6/1/20.	
B13	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.	WolfPeak Independent Audit Program Rev 2, dated 7/2/2020	Program scope is documented and includes all compliance requirements to be audited during the audit cycle.	Compliant
B14	The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions B12 and B13 above must be implemented and complied with for the duration of the development.	WolfPeak Independent Audit Program Rev 2, dated 7/2/2020	This audit forms the first IA in the audit program, evidence of compliance with the program during early construction works. This condition will be re-assessed during the next IA, scheduled 52 weeks after the initial IA.	Compliant
B15	All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; (b) assesses whether the development is complying with the terms of this consent; (c) reviews the adequacy of any document required under this consent; and (d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	WolfPeak Independent Audit Program Rev 2, dated 7/2/2020 Wolfpeak Independent Audit Report #1, SSD 8663	This audit forms the first IA in the audit program, and the audit report will meet the requirements documented in Condition B15.	Compliant
B16	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning 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 Planning Secretary.	NA	To be assessed during the next IA, due 52 weeks after this initial IA.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Note: <i>The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.</i>			
REQUIREMENTS FOR SECTION 60 APPROVAL UNDER HERITAGE ACT 1977				
B17	Prior to the commencement of any works, an application under section 60 of the <i>Heritage Act 1977</i> must be submitted to and approved by the Heritage Council of NSW or its delegate.	Letter from SOH to Heritage, dated 18/12/2019 Heritage s60 approval, dated 23/1/2020	Letter to SOH from NSW Heritage – application received 18/12/2019, 6 days after SSD consent. Approval granted 23/1/2020. The above activities occurred prior to the commencement of works.	Compliant
B18	As part of the Section 60 application under the <i>Heritage Act 1977</i> , the Applicant is to further resolve the design of the following: (a) the final finishes for the passageway and south wall of the Caves area; (b) northern foyer lift, including the detail of the extension of the two cranked beams connecting to the new lift; (c) handrails and the ‘kit of parts’; (d) the final colour and design of the over-stage reflectors, to be prototyped in situ in the Concert Hall and approved by the Opera House’s Conservation Council, Design Advisory Panel, and heritage architect; (e) clarification of the extent of removal of box fronts including the rear wall of side boxes, rear wall of stalls and upper and lower circles to understand whether samples of 1973 box fronts can be retained in situ and if new panels can overlay original materials and forms, and clarification of the final detail design of the laminated brushbox panels; (f) clarification on the extent of the original bronze guard rail proposed to be removed to make way for accessible seating and retention of this, where possible; (g) details of the construction methodology for the sidewall reflector panels and acoustic drape mechanisms; (h) details of the final speaker system;	Heritage s60 approval, dated 23/1/2020	Approval of the Section 60 application under the <i>Heritage Act 1977</i> was granted on 23/1/2020. NSW Heritage is responsible for ensuring the application included all items as listed in Condition B18 prior to approval of the development. The conditions of the s60 approval are assessed in a separate audit table, part of the scope of this Independent Audit.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(i) air conditioning cannon port openings, including a full-sized mock-up to be assembled before the works commence;</p> <p>(j) details of the penetrations in the Concert Hall ceiling;</p> <p>(k) reconfiguration of the side foyers;</p> <p>(l) final finishes to be used in the anteroom and orchestra assembly room;</p> <p>(m) the Creative Learning Centre ramp and doors at the entry from the western broadwalk;</p> <p>(n) concrete finishes throughout the various areas of the proposal, subject to the endorsement of the Heritage Architect, in consultation with the Design Advisory Panel (DAP), Conservation Council (CC) and Heritage Council delegate;</p> <p>(o) significance assessments of equipment proposed to be removed to determine what pieces will be retained in the Sydney Opera House's collections;</p> <p>(p) fixtures and fittings in dressing room facilities to determine retention, reuse and incorporation of significant elements into new areas.</p>			
B19	A copy of the Heritage Council's approval and additional information required above must be submitted to the Planning Secretary and Council for information.	S60 approval, dated 23/1/20 s60 approval, receipt by DPIE, dated 29/1/20 Receipt of additional information by DPIE, dated 31/1/20	Acknowledgement of receipt by Council, including additional information. Includes submission of approval and additional information to Council, DPIE and DEE (Commonwealth).	Compliant
BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE				
B20	The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the	CH1, dated 21/2/20 CH2, dated 27/3/20 CLC1, dated 31/3/20	It is the responsibility of the CA to verify compliance with the BCA prior to the issuing of crown works certificates. Relevant documents as reviewed by the CA are listed in each CC.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).			
STRUCTURAL DETAILS				
B21	Prior to the commencement of works, the Applicant must submit to the Certifying Authority and Heritage Council, the relevant structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) the development consent.	Structural Engineers certificates (CH & CLC) Email to Heritage, dated 21/2/2020 (& receipt) CH1, dated 21/2/20 CH2, dated 27/3/20 CLC1, dated 31/3/20	Structural drawings were submitted to the Heritage Council and CA. Evidence includes certificate from structural engineers (CLC & Concert Hall). The Structural Engineers for the Concert Hall are ARUP and for the CLC, AECOM. Email to Heritage, dated 21/2/2020 & receipt back on the same day. Evidence of submission to the CA is documented as evidence on the CCs.	Compliant
COMPLIANCE				
B22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Taylor SOH Site Induction material Induction sign-off forms	The heritage significance of the project is included in Taylor project induction material. The induction includes a video by the nominated heritage architect about heritage requirements. The heritage architect is engaged to conduct regular site inspections and to provide advice on heritage aspects of the project. The site induction also includes reference to the SSD and identifies specific conditions that may be relevant to employees, contractors and subcontractors working on the site. An induction sign-off form is required to be completed upon induction and includes a line item confirming that inductees have read and are aware of the conditions SSD 8863. Three examples of signed induction records were provided as evidence.	Compliant
COMPLAINTS AND ENQUIRIES PROCEDURE				

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B23	<p>Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>(a) a 1300 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>(b) a postal address to which written complaints and enquiries may be sent; and</p> <p>(c) an email address to which electronic complaints and enquiries may be transmitted.</p> <p>The Applicant shall forward to Council and the Department a 24-hour telephone number to be operated for the duration of the construction works.</p>	<p>SOH Project website</p> <p>Letter to DPIE, dated 8/1/2020</p> <p>Letter to Council, dated 8/1/2020.</p>	<p>Commencement of construction 26/2/2020.</p> <p>1300 number, email address and postal address are included on the project website.</p> <p>Letters to DPIE and City of Sydney Council were provided as evidence of provision of the 1300 number.</p> <p>Email to 'council@cityofsydney.nsw.gov.au', dated 8/1/20</p>	Compliant
HERITAGE				
B24	<p>Prior to the commencement of works, a suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must inspect the demolition and removal of material to ensure there is no unapproved removal of significant fabric or elements, provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.</p>	<p>Letter to Design 5 Architects dated 17/12/2019</p> <p>Heritage inspection notes, dated 10/3/2020 and 4/4/2020</p>	<p>Heritage Consultant nominated: Alan Croker, Design 5 Architects. Letter provided as evidence, dated 17/12/2019 from SOH to Alan nominating as heritage consultant. Signed by Alan and returned on 18/12/20.</p> <p>Alan Croker has conducted two inspections during the project, on 10/3/2020 and 4 April 2020. Notes from the inspections were also viewed.</p> <p>Notes from two site inspections included as evidence, dated 10/3/2020 and 4/4/2020.</p>	Compliant
B25	<p>Evidence and details of the engagement of a nominated heritage consultant in accordance with condition B24 shall be submitted to the Planning Secretary and Council, prior to the certification of Crown Building Works.</p>	<p>Email to CoS, dated 8/1/20</p> <p>Email receipt from DPIE, dated 8/1/20</p>	<p>Email to council@cityofsydney.nsw.gov.au, dated 8/1/20 notifying of engagement of the heritage consultant.</p> <p>Email receipt from DPIE, dated 8/1/20.</p>	Compliant
CONTAMINATION				
B26	<p>Prior to the commencement of any works (including demolition), a hazardous material survey must be undertaken. The survey must provide an Unexpected Contamination Finds Protocol (UFP), prepared by a suitably</p>	<p>CH2, dated 27/3/20</p> <p>CLC1, dated 31/3/20</p>	<p>A Hazardous Materials Demolition Survey was conducted prior to commencement of the project, prior to the HMMP dated 26/2/2020.</p> <p>A Hazmat Management Plan was prepared by Hibbs & Associates and includes an UFP and Hazardous Materials Register.</p>	Compliant

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	qualified and experienced expert, shall be submitted to the satisfaction of the Certifying Authority.	Hibbs Hazardous Materials Management Plan, dated 26/2/2020	The Hazmat Management Plan is referenced by the Certifying Authority in CH2.	
B27	The Applicant shall prepare and implement appropriate project specific procedures for identifying and dealing with unexpected finds of site contamination (including asbestos and lead-based paint materials). This shall include any notification requirements to SafeWork NSW concerning the handling and removal of any asbestos.	Hibbs Hazardous Materials Management Plan, dated 26/2/2020	Procedures for the identification of unexpected finds are documented in the Hibbs Hazardous Materials Management Plan, dated 26/2/2020 v4, and includes notification requirements to SafeWork NSW concerning the handling and removal of any asbestos.	Compliant
B28	Prior to the commencement of any work, the Applicant is required to satisfy the requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 'asbestos wastes.'	Hibbs Hazardous Materials Management Plan, dated 26/2/2020	Disposal of materials in accordance with the <i>Protection of the Environment Operation (Waste) Regulation 2014</i> is included in the Hazmat Management Plan.	Compliant
ARCHIVAL RECORDING				
B29	Prior to the certification of Crown Building Works, a photographic archival record of all areas undergoing works, including the removal of theatre machinery equipment, air conditioning cannon port openings and plant, and existing acoustic reflectors, and identification of any significant pieces for interpretation, must be prepared in accordance with the document <i>How to Prepare Archival Records</i> by the Heritage Council of NSW, and submitted to the Heritage Council and the Department.	Email from Heritage Council, dated 18/2/20 Email from DPIE, dated 24/2/20 Archival Record	An email from the Heritage Council Senior Heritage Officer was viewed as evidence of their receipt of the archival recording, dated 18/2/2020. An email from DPIE acknowledging receipt was also viewed, dated 24/2/202 (emailed from SOH to DPIE on 20/2/20). NB: The actual photographic archival record was not viewed during the audit due to sensitivity of contents and size of the file	Compliant
ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)				
B30	The building must incorporate all design, operation and construction measures as identified in the Sustainable Design Report – Building Renewal Projects – Concert Hall and Creative Learning Centre (SSD 8663), prepared by Cundall, dated 24 April 2018. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the commencement of works.	CH2, dated 27/3/20 CLC1, dated 31/3/20 Sustainable Design Report, Cundall	The Cundall Sustainable Design Report is included in the EIS. Evidence of post-approval confirmation of compliance with Condition B30 from Cundall was sighted, dated 23/1/2020. Referenced in CH2 and CLC1 as evidence of submission to the CA.	Compliant
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
B31	Prior to the commencement of works, the Applicant shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifying Authority. The CEMP must:	Hibbs CEMP, dated 13/2/2020 CH2, dated 27/3/20	A CEMP has been prepared for the project and is referenced in the relevant crown building certificate as evidence of submission to the CA. The CEMP is dated 13/2/2020, prior to the commencement of works on 26/2/2020. The CEMP includes:	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;</p> <p>(b) describe all activities to be undertaken on the site during site establishment and construction of the development;</p> <p>(c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;</p> <p>(d) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;</p> <p>(e) be prepared in consultation with the Council, EPA, TfNSW and TfNSW (RMS) and include specific consideration of measures to address any requirements of these agencies during site establishment and construction;</p> <p>(f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;</p> <p>(g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts, including but not limited to noise, traffic and air impacts;</p> <p>(h) document and incorporate all relevant environmental management plans, control plans, studies and monitoring programs required under this part of the consent;</p> <p>(i) include arrangements for community consultation and complaints handling procedures during construction;</p> <p>(j) address air quality management through the preparation of a Construction Air Quality Management Plan (CAQMP), prepared by a suitable qualified person, which includes the monitoring and management of air quality and dust</p>	<p>CLC1, dated 31/3/20</p> <p>Email from NSW EPA, dated 3/1/20</p> <p>Email delivery receipt from CoS, dated 21/2/20 RE: CAQMP</p> <p>Email delivery receipt from CoS, dated 21/2/20 RE: CEMP</p> <p>Planning Portal receipt from DPIE, CAQMP, dated 21/2/20 RE: SSD-8663-PA-11</p> <p>Planning Portal receipt from DPIE, CEMP, dated 7/4/20</p>	<p>a) stages and timeframes are included in Section 4.1 & Appendix H</p> <p>b) a description of activities is included in Section 4</p> <p>c) the stages/phases of the program requiring ongoing environmental management are listed in Section 7 & 8</p> <p>d) legislative compliance is outlined in Section 5.5</p> <p>e) section 5.4 describes consultation conducted for preparation of the CEMP (Council, EPA, TfNSW, and TfNSW (RMS)).</p> <p>f) roles and responsibilities are described in Section 5.7</p> <p>g) Environmental performance is addressed in Section 8. Noise impacts are addressed in Section 7.6, traffic in Section 4.3 and air impacts in Section 7.5.</p> <p>h) Relevant management plans, studies and monitoring programs are addressed in Sections 1.4, 8 and 10</p> <p>i) community consultation arrangements and complaints handling procedure are addressed in Section 5.10</p> <p>j) Air quality and dust requirements are addressed in Section 7.5 and Appendix F</p> <p>k) The management of water quality is addressed in Sections 7.2</p> <p>l) ERSED management is addressed in Section 7.1</p> <p>m) Construction waste is addressed in Section 7.8 and Appendix E</p> <p>Evidence of submission to Council (read receipts) sighted.</p> <p>Evidence of submission of the AQMP to DPIE sighted, dated 21/2/20.</p> <p>Consultation with NSW EPA was conducted and evidenced via email dated, 3/1/20. The EPA had no comments on the CEMP but referred to their submission on the EIS for site specific concerns.</p> <p>The SOH notes that the first revision of the CEMP was uploaded to the DPIE on 7/3/20. Whilst this was after the notified date of commencement of construction (being 26/2/20), this was prior to commencement of construction (being 16/3/20). Refer to B2 regarding the timing of commencement of construction.</p>	

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	<p>(including dust emissions on the site and dust emissions from the site) to protect the amenity of the neighbourhood;</p> <p>(k) address the management of water quality, including, where relevant, mitigation measures such as 'wet-vacuuming';</p> <p>(l) address the management of erosion and sediment control to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; and</p> <p>(m) address the management of construction waste.</p> <p>In the event of any inconsistency between the consent and the CEMP, the consent shall prevail. Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Planning Secretary.</p>			
WASTE MANAGEMENT PLAN				
B32	<p>Prior to the certification of Crown Building Works, a Waste Management Plan (WMP) shall be prepared and submitted to the Certifying Authority. The WMP shall:</p> <p>(a) demonstrate that an appropriate area will be provided within the premises 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, the SOH Asbestos Risk Management Plan and the SOH Hazardous Materials Action Plan, 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 accordance with the EPA's brochure entitled "Know your responsibilities: managing waste from construction sites" and the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>(d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is</p>	<p>Hibbs WMP, dated 12/2/2020</p> <p>CH2, dated 27/3/20</p> <p>CLC1, dated 31/3/20</p>	<p>Hibbs Construction Waste Management Plan was prepared for the project, dated 12/2/2020 and is referenced in the relevant crown building certificate as evidence of submission to the CA.</p> <p>The WMP provides evidence of inclusion of the following parts of Condition B32 here:</p> <p>a) WMP, Section 5.1.3 and Appendix A</p> <p>b) Included in the Hazardous Materials Management Plan (Hibbs HMMP, 2020)</p> <p>c) WMP, Section 5.2 and Appendix B</p> <p>d) WMP, Section 5.1.3</p> <p>e) Not applicable to the project due to the sealed nature of the site and haul roads</p> <p>f) WMP, Section 5.1.3</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>covered before leaving the Subject Site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer; and</p> <p>(e) require that mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the Subject Site, is removed before the vehicle, trailer or motorised plant leaves the Subject Site.</p> <p>(f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour.</p>			
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT SUB-PLAN				
B33	<p>Prior to the commencement of works, a Construction Pedestrian and Traffic Management Sub-Plan (CPTMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CPTMP should be prepared in consultation with the CBD Coordination Office, TfNSW, TfNSW (RMS) and Council.</p> <p>The Plan must include detailed measures for workers and other measures that would be implemented to minimise truck movements to and from the site as far as practicable during the peak periods of this consent. In addition, the CPTMP shall address, but not be limited to, the following matters:</p> <p>(a) location of the proposed work zone(s);</p> <p>(b) location of any crane(s);</p> <p>(c) haulage routes;</p> <p>(d) construction vehicle access arrangements;</p> <p>(e) proposed construction hours;</p> <p>(f) estimated number of construction vehicle movements and detail of vehicle types, noting vehicle movements are to be minimised during peak periods;</p> <p>(g) details of construction activities and timing of these activities;</p>	<p>ptc CPTMP, dated 5/12/19</p> <p>CH2, dated 27/3/20</p> <p>CLC1, dated 31/3/20</p> <p>Email from CoS, dated 21/1/20</p> <p>Email from Sydney Coordination Office, TfNSW, dated 5/2/20</p> <p>Notification letter to residents, dated 29/1/19</p> <p>Emails to Bennelong building manager, dated 29/1/20 & 30/1/20</p> <p>Planning Portal receipt from DPIE,</p>	<p>Evidence folder includes evidence of consultation (endorsements) – TfNSW, CoS (CBD Coordination Office & RMS are part of TfNSW). Receipt of doc from DPIE</p> <p>Contact details are included as signage on the gate, in the CEMP, and the website.</p> <p>a) Table in Section 1.2 indicates no work zone is required b) Crane location, Section 4.3 c) Haulage routes, Section 4.5.5 d) Construction vehicle access arrangements, Section 4.9 e) Proposed construction hours, Section 4.2 f) Vehicle movements, Section 4.5.3 g) Construction activities and timing, Section 4.4 h) Consultation strategy, Section 4.6 i) Potential impacts, Section 4.7 j) Cumulative impacts, Section 4.7</p> <p>Email from CoS confirms receipt and review of the CTMP, and provided no comments.</p> <p>Email from Sydney Coordination Office (TfNSW), dated 5/2/20 confirms endorsement of the CPTMP, subject to conditions. The review highlights the potential for cumulative traffic impacts.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(h) consultation strategy for liaison with surrounding stakeholders;</p> <p>(i) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction works;</p> <p>(j) cumulative construction impacts of projects including Sydney Light Rail Project, Sydney Metro City and Southwest and surrounding developments. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure coordination of work activities are managed to minimise impacts on the road network; and</p> <p>(k) 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 must be clearly identified and included in the CPTMP.</p> <p>The Applicant shall 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 TfNSW to resolve issues relating to traffic, 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>A copy of the final CPTMP, is to be endorsed by the CBD Coordination Office prior to the commencement of works.</p>	<p>CPTMP, dated 21/2/20 RE: SSD-8663-PA-10</p> <p>SOH response to draft findings</p>	<p>Residents of East Circular Quay notified – Bennelong Apartments, 29/1/2019. Another letter to East Circular Quay Manager. Email to Bennelong building manager, dated 29/1/20 refers to notification of commencement to be distributed to Bennelong Apartments. Email dated 30/1/20 requests the notification is also distributed to commercial tenancies (Bennelong Apartments and Opera Quays). The notification letter does not include the builder's direct contact number.</p> <p>The auditee advised that: The SOH delivered a letter to all the residents and commercial tenants of the buildings at East Circular Quay prior to the commencement of construction. The letter was provided to the Buildings Manager who confirmed that the letter was sent on to the aforementioned recipients. The letter included a 1300 number, which is manned 24/7, for contact in relation to the project.</p> <p>The builder's direct contact number is in the CPTMP and this was provided to TfNSW (who have subsumed the other agencies) prior to commencement of construction.</p>	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN				
B34	<p>Prior to the commencement of work, a Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CNVMP shall address (but not be limited to):</p> <p>(a) the EPA's <i>Interim Construction Noise Guideline</i>;</p> <p>(b) identify nearby sensitive receivers and land uses;</p>	<p>Hibbs CNVP, dated 11/2/20</p> <p>CH2, dated 27/3/20</p> <p>CLC1, dated 31/3/20</p>	<p>CNVMP, dated 11/2/20, submitted to the CA, as evidenced in crown building certificates.</p> <p>Noisy works allowed out of hours inside the building envelope – as per Condition C4.</p> <p>Evidence sighted of submission of the CNVMP to Council and the Planning Secretary sighted (delivery receipts).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) identify the noise management levels for the project;</p> <p>(d) identify the construction methodology and equipment to be used and the key sources of noise and vibration;</p> <p>(e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration, including consideration of the practicability of the use of audible movement alarms of a type that would minimise noise impacts on surrounding sensitive receivers, without compromising safety;</p> <p>(f) be consistent with and incorporate all relevant recommendations and noise and vibration mitigation measures outlined in the 'Noise Impact Assessment' Rev B, prepared by Arup, dated 20 December 2018 and 'Draft Construction Management Plan – Sydney Opera House Concert Hall and Creative Learning Centre DA3 – SSD8663' Version 3.1 prepared by the Sydney Opera House Trust, dated August 2018;</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 consent are not exceeded.</p> <p>Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.</p>	<p>Delivery receipt from CoS; and receipt from DPIE, dated 25/2/20.</p>	<p>a) CNVMP, Section 2.1 b) CNVMP, Section 2.2 c) CNVMP, Section 2.3 d) CNVMP, Section 33 e) CNVMP, Section 4 f) CNVMP, Section 4 g) CNVMP, Section 5 h) CNVMP, Section 6</p>	
ACCESS FOR PEOPLE WITH DISABILITIES				
B35	<p>Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.</p>	<p>CH2, dated 27/3/20 CLC1, dated 31/3/20</p>	<p>Access Design Statement from access consultant provided as evidence– covers access for both Concert Hall and CLC. Accepted by the CA as evidences by issue of crown building certificates.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
MECHANICAL VENTILATION				
B36	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	CH2, dated 27/3/20 CLC1, dated 31/3/20 Mechanical Services Design Compliance Certificates	Mechanical Services Design Compliance Certificates included as evidence for both the CLC and CH.	Compliant
B37	Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1, AS1668.2, the BCA and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the BCA, to the Certifying Authority prior to the commencement of the relevant works.	CH2, dated 27/3/20 CLC1, dated 31/3/20 Mechanical Services Design Compliance Certificates	Mechanical Services Design Compliance Certificates included as evidence for both the CLC and CH.	Compliant
MECHANICAL PLANT NOISE MITIGATION				
B38	Details of noise mitigation measures for all mechanical plant are to be detailed on the construction drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Noise Policy for Industry is required to be submitted to the Certifying Authority prior to the commencement of works.	CH2, dated 27/3/20 CLC1, dated 31/3/20 ARUP – Mechanical plant noise assessment and mitigation	ARUP – Mechanical plant noise assessment and mitigation document. References compliance with Condition B38.	Compliant
SANITARY FACILITIES FOR DISABLED PERSONS				
B39	The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Prior to the commencement of works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.	CH2, dated 27/3/20 CLC1, dated 31/3/20 Access Design Statement	Compliance with Part F2.4 has been verified in the Access Design Statement.	Compliant
PART C DURING CONSTRUCTION				
DEMOLITION				
C1	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> 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	CH2, dated 27/3/20 CLC1, dated 31/3/20 NASS Demolition Statement, undated	The NASS Demolition Statement has been prepared in accordance with Condition C1 and references methodology in compliance with AS2601. A Demolition Plan has been prepared for the project and forms part of the CEMP, dated 15/1/2020.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Demolition Plan, dated 15/1/2020		
HOURS OF CONSTRUCTION				
C2	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7.00 am and 6.00 pm, Mondays to Fridays inclusive; and (b) between 8.00 am and 1.00 pm, Saturdays.	Interview with Auditees CEMP	Construction hours, as per Condition C2 are documented in the CEMP. Exceptions to Condition C1 as per Conditions C3 and C4 are noted.	Compliant
C3	No work may be carried out on Sundays or public holidays.	Interview with Auditees CEMP	Noted. Exceptions to Condition C2 as per Condition C4 are noted. Taylor and SOH advised no work is currently conducted on Sundays.	Compliant
C4	Activities may be undertaken outside of these hours where: (a) the works are internal and undertaken within the wholly enclosed building; or (b) the delivery and removal of vehicles, plant or materials is via the underground loading dock within the Subject Site (in which case it may be undertaken on a 24-hours-a-day, 7-days-a-week basis during the construction of the development); or (c) the delivery and removal of vehicles, plant or materials (not via the underground loading dock under condition C4(b)) is required outside these hours by the Police or other public authorities, or it is determined that it would be hazardous to the general public (i.e. tourists, patrons or events in the forecourt/boardwalks), provided it is undertaken outside scheduled performance times at the Sydney Opera House (including not within 30 minutes before or after scheduled performances); or (d) required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Interview with Auditees CEMP	Current working hours are Monday-Friday 24 Hrs, and Sat until 1:30pm. Working hours are documented in the CEMP, and are also conducted in accordance with Opera House contractual requirements. Working hours are communicated to contractors and subcontractors via the project induction. No noise complaints have reportedly been received during the project. Provision for the allowance of out of hours works has been granted in the SSD approval due to the nature of the works and the location of the majority of works inside the building envelope. The CNVMP and noise assessments do not predict that noise management levels will be exceeded during the project.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C5	Monthly notification of activities identified in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Notification letter to residents, dated 29/1/19 Emails to Bennelong building manager, dated 29/1/20 & 30/1/20	Evidence of notification to residents was provided as evidence. Only one letter of notification has been provided during the project (dated 29/1/19*), rather than monthly as required by Condition C5. It is noted that the Draft SSD 8663 CoCs did not specify the monthly notification requirement. <i>*The date on the notification letter (2019) appears to be a typo and should read 2020.</i> Email to Bennelong building manager, dated 29/1/20 refers to notification of commencement to be distributed to Bennelong Apartments. Email dated 30/1/20 requests the notification is also distributed to commercial tenancies (Bennelong Apartments and Opera Quays).	Non-compliant
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday; (b) 2.00 pm to 5.00 pm Monday to Friday; and (c) 9.00 am to 12.00 pm, Saturday.	Interview with Auditees CEMP	The activities listed in Conditions C6 have not, and are unlikely to be required during the project.	Not triggered
IMPLEMENTATION OF MANAGEMENT PLANS				
C7	The Applicant shall ensure that the requirements of all environmental management sub-plans required by Part B of this consent are implemented during construction.	Independent Audit Table – CEMP and Sub-Plans Interview with Auditees	An assessment of the implementation of the CEMP and Sub-Plans has been included in the scope of this Independent Audit. No non-compliances with selected mitigation measures as documented in project management plans were identified. Requirements of the CEMP and Sub-Plans are also assessed during weekly environmental inspections and internal environmental audit conducted by Taylor as part of their EMS requirements. Taylor advice no non-compliances have been identified during the project.	Compliant
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT				
C8	The development must be constructed with the aim of achieving the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP .	Interview with Auditees CNVMP CEMP	Works are conducted in accordance with the CNVMP and working hours as defined in the SSD 8663 CoC. Section 6 of the CNVMP outlines the proposed noise monitoring program, and includes the installation of a noise logger on the external walls of Levels 4 and 9 of the Bennelong Apartments. An appropriate manager is to be designated to “ <i>interrogate the logger at the start of each change in work schedule likely to change the overall site emissions materially and weekly during the noisiest</i> ”	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p><i>works. As a minimum, this should be at the commencement of and during demolition and concreting works.</i></p> <p>The noise logger had not been mounted and was not in use at the time of the audit, when demolition works had commenced. The Auditees advised the noise logger would be mounted prior to scheduled heavy demolition of the concert hall (early June 2020).</p>	
C9	Any noise generated during the construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act, 1997</i> or exceed approved noise limits for the Subject Site.	Interview with Auditees CNVMP	There has been no offensive noise generated during the project. No noise complaints have been received and works are predominantly internal. All out of hours works are internal.	Compliant
C10	Heavy vehicles and oversized vehicles must not que or idle on Macquarie Street awaiting access to the Subject Site.	Interview with Auditees CNVMP	A booking system in place to ensure no queuing on Macquarie Street at the site entrance. The Gate House manages the potential impact of too many vehicles arriving at once. Engines must be turned off or trucks turned away.	Compliant
C11	The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	Interview with Auditees CNVMP	NA	Not triggered
C12	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in the NSW Noise Policy for Industry), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Interview with Auditees CNVMP	NA	Not triggered
C13	Vibration caused by construction at any residence or structure outside the subject site must be limited to: (a) for structural damage vibration to buildings (excluding heritage buildings), <i>British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings; NSW Government 19 Opera House Concert Hall & Creative Learning Centre Department of Planning, Industry and Environment (SSD 8663)</i> (b) for structural damage vibration to heritage buildings, <i>German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure</i> ; and	Interview with Auditees CNVMP Technical Note from ARUP, dated 28/5/20	<p>The CNVMP states there are no sources of vibration likely to give rise to adverse vibration impacts offsite, and that '<i>while the concrete breakers generate high vibration at the point of impact, these levels will attenuate rapidly with distance due to the high mass foundations and substructures between the source and receptors</i>'.</p> <p>While vibration impacts to offsite sources are documented as being unlikely in the CNVMP, the potential for vibration impacts to onsite sources, particularly heritage items within the SOH have not been addressed in the CNVMP, and therefore appropriate mitigation measures (i.e. vibration monitoring) for the protection of heritage</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) for human exposure to vibration, the evaluation criteria presented in <i>British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1Hz to 80 Hz) for low probability of adverse comment. These limits apply unless otherwise outlined in the CNVMP .		<p>items from potential vibration impacts have not been documented or implemented.</p> <p>While a noise impact assessment was conducted for the project (concluding there will be no significant impact on sensitive receivers), a vibration impact assessment cannot be located. It is unclear whether vibration impacts have been assessed (on site or offsite).</p> <p>Due to limited available evidence that the limits in Condition C13 have been met, additional information was requested during the audit.</p> <p>Further information on offsite vibration impacts was provided by the acoustics consultant, ARUP, dated 28/5/20. The notes states: <i>“Details of the proposed construction methodology are given in the CNVMP. This document lists various items of equipment that are used for internal demolition, including handheld breakers and nibblers. The equipment is used for localised demolition works and would be operated in such a way that they would not cause any vibration damage to areas outside the immediate location where the tools are used. The works do not include any piling activities, or any other works expected to generate high levels of vibration. Arup have reviewed the CNVMP and concur with the conclusion in the plan that the levels of vibration generated during the works will have no adverse vibration impact on locations outside the site”.</i></p>	
SITE PROTECTION AND WORKS				
C14	Significant building fabric and building elements are to be protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.	Interview with Auditees	Protection measures have been installed across the site – floor, walls, organ, mural on northern foyer. Items have been removed, e.g. chairs. All items listed in the Salvage Register for temp storage Leichardt. Includes date transported, photos of items removed etc.	Compliant
C15	The installation of new services shall be carried out in such a manner as to minimise damage to, or removal of, significant fabric.	Interview with Auditees	No new services installed to date. Heritage consultant inspections conducted as required.	Not triggered
SALVAGE OF SIGNIFICANT BUILDING FABRIC				
C16	Significant building fabric and elements approved to be removed are to be carefully removed, catalogued, safely stored and able to be readily reinstated.	Interview with Auditees Salvage Register	Items removed from the site have been documented in a Salvage Register and sent for temporary storage in a warehouse in Leichardt. The register includes information such as the date transported, and photos of items removed etc.	Compliant
RE-USE OF EXISTING SEATING				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C17	To avoid unnecessary wastage, as much of the removed seating as possible is to be used in the new position.	Interview with Auditees Salvage Register	All seats will be reused as part of the project. Dilapidation report for removed seating conducted and plan provided as evidence during the audit. The seats consist of plywood shells and upholstered backing. 30% of seating removed is required to be fire treated to meet BCA requirements prior to use in the new concert hall. Seating had not been replaced at the time of this audit so has been marked as 'not triggered'. To be verified during the next IA.	Not triggered
WASTE CLASSIFICATION				
C18	The Applicant must ensure that all waste generated by the development is classified in accordance with the EPA's <i>Waste Classification Guidelines 2009</i> and disposed of at a facility that may lawfully accept that waste.	Taylor Waste and Recycling Register Waste docket Fresh Start monthly waste reports Bingo (Ironmark) Monthly Waste Reports	Taylor have prepared as Waste and recycling Register has been prepared for the project and sorts wastes into streams including mixed waste, concrete and brick, carpet etc. General and recyclable waste is collected by Bingo (Ironmark) Waste Services and docket numbers are referenced. Waste docket were provided as evidence by month, as confirmation that waste removed from the site was received at the waste facility. NASS have been engaged on the project as the demolition company. Monthly reports are provided by Fresh Start for the balance of waste (i.e. non-demolition waste). Bingo monthly waste report calculates the total waste recycled – (85% target). Recycling targets were met in March (88% recycled) and April (91% recycled).	Compliant
ASBESTOS AND HAZARDOUS WASTE REMOVAL				
C19	Hazardous and/or industrial waste arising from the demolition activities must be removed and/or transported in accordance with the requirements of SafeWork NSW.	Asbestos tipping docket Safework NSW Notification to remove asbestos Pure EPA transport licence	Asbestos waste generated from the project is disposed at the Kemps Creek waste facility. Safework NSW Notification to remove asbestos was sighted. Licensed asbestos removalist have been engaged to remove and transport asbestos from the project. The removalist's EPA transport licence was sighted and documentation stating that asbestos waste from the project will be tracked using EPA's waste locate online tracking system. Some friable asbestos has been detected in pipe lagging in the concert hall, and some valves. Non-friable asbestos has been identified in various locations, including mastic sealant between tiled concrete slabs.	Compliant
ACOUSTIC DESIGN				
C20	The proposed alterations must not affect the existing acoustic integrity of the building in relation to the control of noise emissions from the premises.	Interview with Auditees	Door removed – upper door to the concert hall – timber door installed.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Observation: The timing of this condition is not explicit, only that this is required to be satisfied during construction (which is an extended period). The wording suggests that this relates to implementation of measures relating to noise attenuation or amplification (or both) and, therefore, likely to occur later in the construction program, but this is not clearly defined. Evidence to support compliance with this condition was not available during the audit at the early stage of construction. The Applicant may wish to consult with the project Architects in relation to evidence required to meet compliance with Conditions C20 and C21.	
C21	No additional equipment may be installed or changes made to the acoustic design unless certified by a suitably qualified acoustic consultant that the equipment will not increase noise emissions from building.	Interview with Auditees	Observation: The timing of this condition is not explicit, only that this is required to be satisfied during construction (which is an extended period). The wording suggests that this would be relevant to later stages of construction but this is not clearly defined. Evidence to support compliance with this condition was not available during the audit at the early stage of construction. The Applicant may wish to consult with the project Architects in relation to evidence required to meet compliance with Conditions C20 and C21.	Not triggered
SAFework NSW REQUIREMENTS				
C22	To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant SafeWork NSW requirements.	SOH Door Register Site inspection 25/5/20 Taylor Project WHS Plan, dated Sept 2019	Security required to access the building during construction includes electronic card access, induction, induction register. A Doors Register is maintained and checklist completed M-F. Access to the building is shared with common space during the project. Appropriate signage is displayed on all entrance doors to the project site. The Taylor WHS Plan describes how works will be conducted in accordance with SafeWork NSW requirements.	Compliant
GROUNDWATER				
C23	The Applicant is required to ensure untreated groundwater is not discharged to Sydney Harbour as a result of any excavation for the project, including any excavation into the bedrock associated with the new lift core.	Interview with Auditees	Lift 30 is not designed to penetrate the concrete base slab/foundation or bedrock – suspended construction.	Not triggered
HOARDING/FENCING REQUIREMENTS				
C24	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and	Interview with Auditees Site inspection 25/5/2020	No advertising displayed and no graffiti identified. Security patrols 24/7.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.			
COVERING OF LOADS				
C25	All vehicles involved in the excavation and/or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	Interview with Auditees Site inspection 25/5/2020	Photo provided of covered load. Bingo/Ironmark used for waste removal.	Compliant
VEHICLE CLEANSING				
C26	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	Interview with Auditees Site inspection 25/5/2020	Whole site is sealed, therefore there is very limited risk of materials being tracked onto public roadways. SOH has a sweeper available for use as required to keep public access areas clean.	Compliant
WASTE MANAGEMENT				
C27	Notwithstanding the Waste Management Plan referred to in Condition B32, the Applicant must ensure that: (a) construction waste should be managed generally in accordance with the EPA's brochure entitled "Know your responsibilities: managing waste from construction sites" and the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009; (b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; (c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; (d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (e) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and	Construction Waste Registers Disposal docketts Monthly waste reports Site inspection 25/5/2020	Waste management practices and records were reviewed on site and found to be compliant with the requirements of the Waste Management Plan. See Condition B32.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(f) concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.			
STOCKPILE MANAGEMENT				
C28	The Applicant must ensure that: (a) stockpiles do not exceed 4 metres in height; (b) stockpiles are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.	Interview with Auditees Site inspection 25/5/2020	There are no stockpiles located on the site.	Not triggered
DUST CONTROL MEASURES				
C29	Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: (a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions; (b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; (c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour; (d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs; (e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;	Interview with Auditees Site inspection 25/5/2020	SOH street sweeper available for use as required. Streets and surrounding paved areas were clean at the time of the audit. Evidence of vehicles with loads covered was sighted (photographic evidence) during the audit. Dust emissions are unlikely to be an issue on the project due to the enclosed nature of the works, with the majority of works occurring inside the building envelope. There are no dust-generating activities scheduled to occur outside of the building. There are no earthworks included in the scope of the project. There are no stockpiles located on the site. There is no unsealed ground or potential for dust generation from the ground surface outside the building. The use of a wheel wash on the project is not considered necessary.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;</p> <p>(g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and</p> <p>(h) cleaning of footpaths and roadways shall be carried out regularly.</p>			
NO OBSTRUCTION OF THE PUBLIC WAY				
C30	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	<p>Interview with Auditees</p> <p>Site inspection 25/5/2020</p>	Construction compound approved in the EIS. No obstruction to the public way identified.	Compliant
DAMAGE TO THE PUBLIC WAY				
C31	Any damage to the public way, including trees, footpaths, kerbs, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	<p>Interview with Auditees</p> <p>Site inspection 25/5/2020</p>	No damage to the public way reported, or observed during the audit.	Compliant
CONTACT TELEPHONE NUMBER				
C32	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<p>1300 382 692</p> <p>Interview with Auditees</p> <p>Site inspection 25/5/2020</p>	<p>The 1300 number is directed to the building operations switchboard. The 1300 number was tested during the audit and found to be attended.</p> <p>The Taylor Senior Project Manager would be contacted should the issue need to be referred from building operations via a paging service.</p> <p>The number is displayed on the Site Notice: 1300 382 692.</p>	Compliant
WATER QUALITY				
C33	<p>All works should be undertaken in a manner that ensures the protection of the water quality objectives and environmental values for Sydney Harbour estuarine waters in accordance with the following guideline documents:</p> <p>(a) NSW Water Quality Objectives; and</p> <p>(b) The Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000) for the environmental values under the ANZECC guidelines.</p>	<p>CEMP / Spill Response Procedure</p> <p>Site inspection 25/5/20</p> <p>Interview with Auditees</p>	<p>Taylor have established an external compound to house the crane used to lift materials into the top level of the concert hall. The crane is placed within a bunded area. A Manatau (telehandler) is also located on the site which has its own bunded area should a spill or leak of fuel or hydraulic fluid occur.</p> <p>The external compound is sealed with an impervious material in addition to the bunds provided for plant. The floor of the compound is cleaned regularly and runoff is then directed to the SOH stormwater system via a GPT.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			A spill response procedure has been prepared for the site and is included as Appendix B to the CEMP.	
APPROVED PLANS TO BE ON-SITE				
C34	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the Certifying Authority.	Interview with Auditees	Paper copies of plans available on site, and soft copies available on Aconex. The project is being constructed in accordance with the stamped plans, as verified by the Certifying Authority and suitably qualified and experienced specialists engaged on the project.	Compliant
SITE NOTICE				
C35	A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (a) the notice is to be able to be read by the general public; (b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.	Site Notice	A Site Notice was displayed at the site at the time of the audit and complied with the requirements of Condition C35.	Compliant
BUNDING				
C36	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bundled areas in accordance with the requirements of all relevant Australian Standards, EPL requirements (if active) and/or EPA's <i>Storing and Handling Liquids: Environmental Protection – Participants Handbook</i> .	Site inspection 25/5/20 Interview with Auditees	There were no fuels or chemicals observed on site during the audit. Gases are stored in a cage. A mini-tanker is brought to site to refuel the crane and telehandler as required. A Spill Response Procedure has been prepared.	Compliant
SELECTION OF APPROPRIATE TRADESPEOPLE				
C37	All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in construction, conservation, and restoration of	Interview with Auditees	ProcurePoint is used to manage data from the procurement process. An evaluation scoresheet is utilised prior to the engagement of tradespersons and documents prior projects, delivery capability and	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	similar heritage structures, materials and construction methods.	ProcurePoint evaluation scoresheet	experience. E.g. the joinery tradespersons engaged have previous experience working in the concert hall.	
NOMINATED HERITAGE CONSULTANT				
C38	The Nominated Heritage Consultant is to regularly inspect the site and provide ongoing advice to the contractor representative undertaking the works for the duration of construction to ensure that there is no unapproved removal of elements, significant fabric is not damaged and that all work is being carried out in accordance with the conditions of this consent.	Interview with Auditees Heritage inspection notes, dated 10/3/2020 and 4/4/2020	Heritage Consultant nominated: Alan Croker, Design 5 Architects. Two inspection notes/reports prepared by the heritage consultant were provided as evidence during the audit.	Compliant
SITE CONTAMINATION ISSUES DURING CONSTRUCTION				
C39	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.	Interview with Auditees Hazardous Materials Register	No new information. See Hazardous Materials Register in C19.	Not triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
PROTECTION OF PUBLIC INFRASTRUCTURE				
D1	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
FIRE SAFETY CERTIFICATION				
D2	Prior to occupation or commencement of the use, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.			
STRUCTURAL INSPECTION CERTIFICATE				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D3	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation or commencement of the use. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			
NOMINATED HERITAGE CONSULTANT				
D4	<p>Prior to occupation or commencement of use, the Applicant shall provide a report to the Planning Secretary and the Heritage Council prepared by the Nominated Heritage Consultant certifying all heritage works have been carried out in accordance with the relevant terms of this consent outlined in condition A2.</p>			
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
D5	<p>Prior to the occupation or commencement of the use, evidence shall be submitted to the Certifying Authority demonstrating compliance with the recommendations and principles highlighted within the Sustainable Design Report – Building Renewal Projects – Concert Hall and Creative Learning Centre (SSD 8663), prepared by Cundall, dated 24 April 2018 (see condition B30).</p>			
SANITARY FACILITIES FOR DISABLED PERSONS				
D6	<p>Prior to the occupation or commencement of the use, details must be provided to the Certifying Authority demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the BCA and condition B39.</p>			
WASTE AND RECYCLING COLLECTION				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D7	Prior to the occupation or commencement of the use, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.			
ACOUSTIC COMPLIANCE				
D8	Prior to the occupation or commencement of the use, evidence shall be submitted to the Certifying Authority demonstrating compliance with all noise mitigation measures required under condition B38 and to ensure the development achieves compliance with the requirements of the NSW Noise Policy for Industry and other guidelines applicable to the development.			
MECHANICAL VENTILATION				
D9	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifying Authority, prior to the occupation or commencement of the use, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> (a) the BCA; (b) <i>Australian Standard AS1668</i> and other relevant codes; (c) the development consent and any relevant modifications; and, (d) any dispensation granted by the New South Wales Fire Brigade. 			
PART E POST OCCUPATION OR DURING USE				
ANNUAL FIRE SAFETY CERTIFICATE				
E1	The owner of the building shall certify to Council or the relevant authority every year that the essential services installed in the building for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.			
CREATIVE LEARNING CENTRE – USE				
E2	The Creative Learning Centre is not to be used for private events or functions, unless associated with performances and events in the Opera House venues. When the Creative Learning Centre is in use for performances and events associated with Opera House venues, the doors must remain closed after 8 pm.			
CREATIVE LEARNING CENTRE – HOURS OF OPERATION				
E3	The hours of operation of the Creative Learning Centre are as follows: (a) 7.00 am to 1.30 am seven-days-a-week for use relating to performances and events associated with Opera House venues; and (b) 24-hours-a-day, 7-days-a-week for use relating to the Children, Families and Creative Learning Program.			
CREATIVE LEARNING CENTRE – MAXIMUM PATRON CAPACITY				
E4	The maximum number of persons (including staff, patrons and performers) permitted in the Creative Learning Centre at any one time is 150 persons.			
E5	Management is responsible for ensuring the number of patrons in the premises does not exceed the approved capacity.			
WASTE MANAGEMENT				
E6	The Applicant is required to identify and implement feasible and reasonable opportunities for the re-use and recycling of waste, including food waste.			
INTERPRETATION STRATEGY				
E7	Within six months of the completion of works, the Applicant shall submit to the Department an Interpretation Strategy. The Interpretation Strategy shall be prepared in consultation with the nominated heritage consultant (Condition B24) and Heritage Council (or delegate), and			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>shall address the areas to be modified by the proposed works and the alterations that have occurred.</p> <p>A copy must be submitted to the Secretary and Certifying Authority. The works outlined in the Heritage Interpretation Strategy must be undertaken within one year of the completion of works.</p>			
CONSERVATION MANAGEMENT PLAN				
E8	<p>Within one year from the completion of works, the Applicant shall submit to the Heritage Council for approval an updated Conservation Management Plan for the Opera House, which is to address, inter alia, the "at rest" mode developed for the Concert Hall. A copy shall be provided to the Planning Secretary.</p>			
ACOUSTIC COMPLIANCE				
E9	<p>The Applicant shall ensure the use of the premises is consistent with and incorporates all relevant recommendations and noise and vibration mitigation measures outlined in the 'Noise Impact Assessment' Rev B, prepared by Arup, dated 20 December 2018.</p>			
NOISE MONITORING				
E10	<p>If directed by the Planning Secretary as per condition A3, the Proponent shall undertake noise monitoring to determine impacts on receivers. At the discretion of the Planning Secretary, suitable attenuation measures may be required to be implemented to minimise impacts.</p>			

Appendix B. Audit Table- EPBC 2017/7955

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
ANNEXURE A- CONDITIONS OF APPROVAL				
PART A- Conditions Specific to the Action				
1	To minimise the impacts of the action on protected matters, the approval holder must comply with conditions A25, B17-19, B24-B25, B29, C16-C17, C38, D4 and E7 of the NSW development consent, as in force or existing from time to time, where those conditions relate to avoiding, mitigating, offsetting, managing, recording or reporting on impacts to protected matters.	SSD 8663 Audit Table, Conditions A25, B17-19, B24-B25, B29, C16-C17, C38, D4 and E7	A25 – not triggered B17-B19 – compliant B24-B25 – compliant B29 – compliant C16 – compliant, C17 – not triggered C38 – compliant D4 & E7 – not triggered	Compliant
2	To minimise the impacts of the action on protected matters, the approval holder must notify the Department in writing of any proposed changes to the NSW development consent for which condition 1 applies within 10 business days of such a change being approved by the NSW Government.	Interview with Auditees	No modification to the consent has been sought.	Not triggered
3	To mitigate the impacts of the action on protected matters, the approval holder must, during construction: i. Display information about the evolution of the design and fabric of the building as a result of the action, in publicly accessible areas.	Photos	Photos provided during the audit demonstrate compliance with this condition.	Compliant
	ii. Provide for permanent information accessible through the Sydney Opera House website as an online archival record of the building and the renewal program.	SOH project website	'Our Story' has been provided on the SOH website. Includes information on the Decade of Renewal. Link to the planning approvals provided. The Google Cultural Institute provides information about the history of the building. A Heritage Interpretation Strategy was prepared for a previous EPBC Approval.	Compliant
4	To manage the impacts of the action on protected matters, the approval holder must provide copies of the documents required by conditions A25, B19, B29, D4 and E7 of the NSW development consent to the Department for information.	Interview with Auditees SSD 8663 Audit Table, Conditions A25, B19, B29, D4 & E7	A25 – not triggered B19 - compliant B29 – archival record – had not been submitted to the Commonwealth (DEE) at the time of the audit. D4 & E7 - not triggered.	Non-compliant
PART B- Standard Administrative Conditions				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Notification of the date of commencement of the action				
5	The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.	Letter from DAWE to SOH, dated 10/3/20	Letter from DAWE to SOH, dated 10/3/20 confirms receipt of letter from SOH, dated 5/3/20 providing notification of commencement of the action Sydney Opera House Building Renewal Program – Concert Hall. Letter provided within required timeframe.	Compliant
Compliance records				
6	The approval holder must maintain accurate and complete compliance records.	Audit Tables	As demonstrated throughout evidence provided during this audit.	Compliant
7	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request. Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department’s website or through general media.	Interview with Auditees	No requests for evidence made.	Not triggered
Annual compliance reporting				
8	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must: a. publish each compliance report on the website within 60 business days following the relevant 12 month period; Note: Compliance reports may be published on the Department’s website.	EPBC Approval Letter from DAWE to SOH, dated 10/3/20	EPBC Approval available on the project website. Requirement for compliance reporting has not been triggered. Letter from DAWE states the first Annual Compliance Report is due by 25/5/21.	Not triggered
	b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication;	NA	As above	Not triggered
	c. keep all compliance reports publicly available on the website until this approval expires;	NA	As above	Not triggered
	d. exclude or redact sensitive ecological data from compliance reports published on the website; and	NA	As above	Not triggered
	e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.	NA	As above	Not triggered
Reporting non-compliance				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
9	The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:	EPBC Condition A4 (Audit Table) Interview with Auditees	The following Non-Compliance has not been notified to the Department: NC Condition A4, B29 – archival record – had not been submitted to the Commonwealth (DEE) at the time of the audit. No incidents have been reported or known to have occurred.	Non-compliant
	a. any condition which is or may be in breach;	NA	As above.	Non-compliant
	b. a short description of the incident and/or non-compliance; and	NA	As above.	Non-compliant
10	c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information possible.	NA	As above.	Non-compliant
	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:	EPBC Condition A4 (Audit Table) Interview with Auditees	The following Non-Compliance has not been notified to the Department: NC Condition A4, B29 – archival record – had not been submitted to the Commonwealth (DEE) at the time of the audit. No incidents have been reported or known to have occurred.	Non-compliant
	a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;	NA	As above.	Non-compliant
b. the potential impacts of the incident or non-compliance; and	NA	As above.	Non-compliant	
c. the method and timing of any remedial action that will be undertaken by the approval holder.	NA	As above.	Non-compliant	
Independent audit				
11	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	Interview with Auditees	No audit requested, though this audit will be provided by the Department to meet this condition.	Not triggered
12	For each independent audit, the approval holder must:	NA	As above.	Not triggered
	a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;	NA	As above.	Not triggered
	b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and	NA	As above.	Not triggered
c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.	NA	As above.	Not triggered	
13	The approval holder must publish the audit report on the website within 10 days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	NA	As above.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Completion of the action				
14	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Interview with Auditees	The action was not complete at the time of the audit.	Not triggered

Appendix C. Audit Table- s60/2020/010

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																								
APPROVED DEVELOPMENT (Except as amended by the conditions of this approval)																																																												
1	<p>All work shall comply with the information contained within architectural drawings prepared by ARM Architecture and Tonkin Zulaikha Greer Architects as listed below:</p> <table border="1"> <thead> <tr> <th>Dwg No</th> <th>Dwg Title</th> <th>Date</th> <th>Rev</th> </tr> </thead> <tbody> <tr> <td colspan="4">Project Name: Concert Hall Renewal Project</td> </tr> <tr> <td>DA0000</td> <td>Cover Sheet & Architectural Drawing Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0100</td> <td>Location Plan</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0301</td> <td>Internal Materials Finishes Schedule pages 1 - 19</td> <td>05/08/2019</td> <td>D</td> </tr> <tr> <td>DA0302</td> <td>External Materials & Finishes Schedule pages 1 - 4</td> <td>05/08/2019</td> <td>D</td> </tr> <tr> <td>DA0310</td> <td>Door Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0320</td> <td>Signage Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0410</td> <td>Wall Types Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0411</td> <td>Floor Types Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0412</td> <td>Ceiling Types Schedule</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0703</td> <td>Demolition Plan- Ground Level +12</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0705</td> <td>Demolition Plan - Level 1 +30</td> <td>05/08/2019</td> <td>F</td> </tr> <tr> <td>DA0706</td> <td>Demolition Plan Level2 +42</td> <td>05/08/2019</td> <td>F</td> </tr> </tbody> </table>	Dwg No	Dwg Title	Date	Rev	Project Name: Concert Hall Renewal Project				DA0000	Cover Sheet & Architectural Drawing Schedule	05/08/2019	F	DA0100	Location Plan	05/08/2019	F	DA0301	Internal Materials Finishes Schedule pages 1 - 19	05/08/2019	D	DA0302	External Materials & Finishes Schedule pages 1 - 4	05/08/2019	D	DA0310	Door Schedule	05/08/2019	F	DA0320	Signage Schedule	05/08/2019	F	DA0410	Wall Types Schedule	05/08/2019	F	DA0411	Floor Types Schedule	05/08/2019	F	DA0412	Ceiling Types Schedule	05/08/2019	F	DA0703	Demolition Plan- Ground Level +12	05/08/2019	F	DA0705	Demolition Plan - Level 1 +30	05/08/2019	F	DA0706	Demolition Plan Level2 +42	05/08/2019	F	<p>Approved stamped plans.</p> <p>Interview with Auditees</p>	<p>Auditees confirmed the listed drawings are the plans being used for the development. Evidence to meet this requirement is also referred to elsewhere in this Audit Table.</p>	Compliant
Dwg No	Dwg Title	Date	Rev																																																									
Project Name: Concert Hall Renewal Project																																																												
DA0000	Cover Sheet & Architectural Drawing Schedule	05/08/2019	F																																																									
DA0100	Location Plan	05/08/2019	F																																																									
DA0301	Internal Materials Finishes Schedule pages 1 - 19	05/08/2019	D																																																									
DA0302	External Materials & Finishes Schedule pages 1 - 4	05/08/2019	D																																																									
DA0310	Door Schedule	05/08/2019	F																																																									
DA0320	Signage Schedule	05/08/2019	F																																																									
DA0410	Wall Types Schedule	05/08/2019	F																																																									
DA0411	Floor Types Schedule	05/08/2019	F																																																									
DA0412	Ceiling Types Schedule	05/08/2019	F																																																									
DA0703	Demolition Plan- Ground Level +12	05/08/2019	F																																																									
DA0705	Demolition Plan - Level 1 +30	05/08/2019	F																																																									
DA0706	Demolition Plan Level2 +42	05/08/2019	F																																																									

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA0707	Demolition Plan- Level 3 +51			05/08/2019	F		
DA0708	Demolition Plan - Level 4 +61			05/08/2019	F		
DA0709	Demolition Plan - Level 5 +70			05/08/2019	F		
DA0710	Demolition Plan - Level 6 +85			05/08/2019	F		
DA0711	Demolition Plan - Level 7 +100			05/08/2019	F		
DA0712	Demolition Plan - Level 7A			05/08/2019	F		
DA0713	Demolition Plan- Level 8 +115			05/08/2019	F		
DA0714	Demolition Plan- Level 9 +130			05/08/2019	F		
DA0715	Demolition Plan- Level10 +140			05/08/2019	F		
DA0725	Demolition Reflected Ceiling Plan- Level 1 +30			05/08/2019	F		
DA0726	Demolition Reflected Ceiling Plan - Level 2 +42			05/08/2019	F		
DA0727	Demolition Reflected Ceiling Plan- Level 3 +51			05/08/2019	F		
DA0729	Demolition Reflected Ceiling Plan - Level 5 +70			05/08/2019	F		
DA0730	Demolition Reflected Ceiling Plan - Level 6 +85			05/08/2019	F		
DA0731	Demolition Reflected Ceiling Plan- Level 7 +100			05/08/2019	F		
DA0800	Demolition Section A-A			05/08/2019	F		
DA0801	Demolition Section B-B			05/08/2019	F		

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA0802	Demolition Section C-C			05/08/2019	F		
DA1203	General Arrangement- Floor Plan - Ground Level +12			05/08/2019	F		
DA1205	GeneralArrangement-FloorPlan-Level1+30			05/08/2019	F		
DA1206	General Arrangement- Floor Plan - Level 2 +42			05/08/2019	F		
DA1207	General Arrangement- Floor Plan- Level 3 +51			05/08/2019	F		
DA1208	General Arrangement- Floor Plan- Level 4 +61			05/08/2019	F		
DA1209	General Arrangement- Floor Plan - Level 5 +70			05/08/2019	F		
DA1210	General Arrangement-FloorPlan-Level6+85			05/08/2019	F		
DA1211	General Arrangement- Floor Plan- Level? +100			05/08/2019	F		
DA1212	General Arrangement- Floor Plan - Level 7A			05/08/2019	F		
DA1213	General Arrangement- Floor Plan- Level 8 +115			05/08/2019	F		
DA1214	General Arrangement- Floor Plan- Level9 +130			05/08/2019	F		
DA1215	General Arrangement- Floor Plan- Level10 +140			05/08/2019	F		
DA1503	Reflected Ceiling Plan- Ground Level +12			05/08/2019	F		
DA1505	Reflected Ceiling Plan - Level 1 +30			05/08/2019	F		
DA1506	Reflected Ceiling Plan - Level 2 +42			05/08/2019	F		
DA1507	Reflected Ceiling Plan- Level 3 +51			05/08/2019	F		

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	DA1509	Reflected Ceiling Plan - Level 5 +70	05/08/2019	F			
	DA1510	Reflected Ceiling Plan- Level 6 +85	05/08/2019	F			
	DA1511	Reflected Ceiling Plan- Level 7 +100	05/08/2019	F			
	DA1513	Reflected Ceiling Plan- Level S +115	05/08/2019	F			
	DA1514	Reflected Ceiling Plan- Level9 +130	05/08/2019	F			
	DA2102	Elevation - East	05/08/2019	F			
	DA2103	Elevation- West	05/08/2019	F			
	DA3000	Section A-A	05/08/2019	F			
	DA3001	Section B-B	05/08/2019	F			
	DA3002	Section C-C	05/08/2019	F			
	DA3150	Sections- Stage	05/08/2019	F			
	DA3151	Detail Section- Stage Portal Frame	05/08/2019	F			
	DA5010	Detail Area -Stairs - Level 1	05/08/2019	F			
	DA5020	Detail Area -Stairs- Level 2	05/08/2019	F			
	DA5030	Detail Area - Stairs- Level 3	05/08/2019	F			
	DA5120	Detail Plans 1 - Lift 30	05/08/2019	F			
	DA5121	Detail Plans 2 - Lift 30	05/08/2019	F			

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA5122	Detail RCPS	Lift 30	05/08/2019	F			
DA5123	Detail Elevation 1 - Lift 30		05/08/2019	F			
DA5124	Detail Elevation 2 - Lift 30		05/08/2019	F			
DA5126	Detail Area -Sections - Lift 30		05/08/2019	F			
DA5210	Dressing Room 58 L1-02- Level1 Detail Area +30		05/08/2019	F			
DA5211	Detail Area - Male Performer Amenities L1-AM-02 & Unisex Accessible WC L1-05		05/08/2019	F			
DA5214	Detail Area- Dressing Room 75 L1-AM-10, Bath L1-AM-11 & Access Bath L1-AM-12-Level1+30		05/08/2019	F			
DA5215	Detail Area - Dressing Room 76 L1-AM-07 & Access Bath L1-AM-08 - Level1 +30		05/08/2019	F			
DA5220	Detail Area -Amenities- Level 2		05/08/2019	F			
DA5230	Detail Area- Unisex Access L3-01 & L3-02- Level 3 +51		05/08/2019	F			
DA5310	Detail Plan- Orchestra Assembly Room L1-0A-01 -Level 1 +30		05/08/2019	F			
DA5311	Detail RCP- Orchestra Assembly Room L1-0A-01- Level1 +30		05/08/2019	F			
DA5312	Interior Elevations 1- Orchestra Assembly Room L1-0A-01- Level1 +30		05/08/2019	F			
DA5313	Interior Elevations 2- Orchestra Assembly Room L1-0A-01- Level1 +30		05/08/2019	F			

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA5320	Detail Area -Auditorium Stage-	Level 2 +42	05/08/2019	F			
DA5321	Detail Plan -Ante Room, Prompt & Opposite Prompt-	Level 2 +42	05/08/2019	F			
DA5322	Detail RCP- Ante Room, Prompt & Opposite Prompt-	Level 2 +42	05/08/2019	F			
DA5323	Interior Elevations- Ante Room, Prompt & Opposite Prompt-	Level 2 +42	05/08/2019	F			
DA5324	Detail Section -Ante Room -	Level 2	05/08/2019	F			
DA5325	Detail Plans- East Passageway-	Level 2 +42	05/08/2019	F			
DA5326	Interior Elevations- East Passageway-	Level 2 +42	05/08/2019	F			
DA5327	Details Sections- East Passageway-	Level 2 +42	05/08/2019	F			
DA5328	Detail Area -Stalls Seating -	Level 2 +42	05/08/2019	F			
DA5329	Detail Plan and RCP- Accessible Theatre Entries -	Level 2 +42	05/08/2019	F			
DA5330	Interior Elevations- Accessible Theatre Entries-	Level 2 +42	05/08/2019	F			
DA5331	Detail Area -Timber Acoustic Diffusion Panels-	Box Fronts	05/08/2019	F			
DA5332	Detail Area - Timber Acoustic Diffusion Panels -	Western CH Peripheral Walls	05/08/2019	F			
DA5333	Detail Area - Timber Acoustic Diffusion Panels -	Eastern CH	05/08/2019	F			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Peripheral Walls			
DA5334	Detail Plans - Acoustic Diffusion & Absorption - Stage Surround, Upper and Lower Circles	05/08/2019	F	
DA5335	Detail Elevations - Acoustic Diffusion & Absorption - Stage Surround, Upper & Lower Circles	05/08/2019	F	
DA5340	Detail Area - Upper Circle and Choir Stalls Seating	05/08/2019	F	
DA5341	Detail Area - Circle Box Seating - Level 4	05/08/2019	F	
DA5343	Detail Elevations- FCU Timber Panels	05/08/2019	F	
DA5350	Detail Elevations- East Canon Port Gallery - Level 5 & 6	05/08/2019	F	
DA5351	Detail Elevations- West Canon Port Gallery- Level 5 & 6	05/08/2019	F	
DA5360	Detail Area -Acoustic Reflectors- Set Out Level6	05/08/2019	F	
DA5361	Details -Acoustic Reflectors Level 6	05/08/2019	F	
DA5370	Detail Area- Acoustic Drapes- Typical Layout- Crown	05/08/2019	F	
DA5371	Detail Area -Acoustic Drapes- Typical Layout	05/08/2019	F	
DA5372	Detail RCP - Concert Hall 1	05/08/2019	F	
DA5373	Detail RCP - Concert Hall 2	05/08/2019	F	
DA5374	Detail Plan- Tech Zone	05/08/2019	F	
DA5375	Detail RCP - Concert Hall 3	05/08/2019	F	
DA5376	Detail RCP- Tech Zone	05/08/2019	F	

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
DA5377	Detail Area- Tech Zone- East & West Access Doors	05/08/2019	F				
DA5378	Detail RCP- Concert Hall - Crown	05/08/2019	F				
DA5380	Detail Area Portal Frame- Level 4	05/08/2019	F				
DA5400	Detail Area - Dressing Room and Locker Room Joinery	05/08/2019	F				
DA5510	Detail Area - Entry L1 - Platform Lift 37- Level 1 +30	05/08/2019	F				
DA5511	Detail Area- Rack Room L1-RR-01 -Level 1	05/08/2019	F				
DA5512	Detail Area- Airlock L1-AM-13 & Store L1-ST-01 -Level 1 +30	05/08/2019	F				
DA5513	Detail Area- Locker Room L1-LR-01 - Level1 +30	05/08/2019	F				
DA5530	Detail Area -West Rack Room L3-06 & East Rack Room L3-05- Level 3 +51	05/08/2019	F				
DA5560	Detail Area - Concert Hall Above Ceiling Fire Egress	05/08/2019	F				
DA5600	Detail Area- Balustrades and Handrails 1 - Northern Foyer	05/08/2019	F				
DA5601	Detail Area- Balustrades and Handrails 2- Northern Foyer	05/08/2019	F				
DA5602	Detail Area - Balustrades and Handrails 3 - Eastern Foyer	05/08/2019	F				
DA5603	Detail Area- Balustrades and Handrails 4- Western Foyer	05/08/2019	F				

Unique ID	Compliance requirement			Evidence collected	Independent Audit findings and recommendations	Compliance Status
	DA5604	Detail Area - Balustrade and Handrails 5 - Concert Hall	05/08/2019	F		
	Project Name: Creative Learning Centre					
	A-0001	Site Location Plan	09/08/2016	A		
	A-0101	Demolition Ground Floor Plan (+12)	17/11/2017	B		
	A-1001	Proposed Ground Floor Plan (+12)	17/11/2017	C		
	A-1201	Demolition Ground Floor RCP (+12)	17/11/2019	B		
	A-1202	Proposed Ground RCP (+12)	17/11/2019	B		
	A-2001	Sections 1	17/11/2017	B		
	A-2002	Sections 2	17/11/2017	B		
	A-2003	Sections 3	17/11/2017	B		
	A-2101	Detail Section	17/11/2017	B		
	A-3001	External Elevations	17/11/2017	C		
2	All recommendations within the Report entitled <i>Sydney Opera House Concert Hall & Creative Learning Centre Renewal Projects SSD 8663</i> , Heritage Impact Statement, prepared by Design 5 Architects, 17 October 2018 shall be complied with.			Interview with Auditees Heritage Impact Statement, dated 18/10/2018.	The Auditees confirmed that a Heritage Consultant has been engaged during the project. Part of the Heritage Consultant's responsibility is to ensure recommendations have been implemented during the project. The HIS was prepared to support the EIS and design that was approved. It is noted that items within the HIS have changed in some respects, e.g. the location and number of lifts. The final design was approved at state level (SSD 8663), and the s60 heritage approval, and design signed off by the Commonwealth.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			A full assessment of the recommendations in the HIS has not been included in the scope of this audit.	
NEW ELEMENTS				
3	<p>Any new elements proposed, including precast elements and concrete finishes, must match the existing in both form and finish. This should be determined in consultation with the nominated heritage consultant working closely with an experienced concrete expert to ensure seamless consistency. The Heritage Council delegate must be included at the benchmark and prototype reviewing stage. SOH must provide Heritage NSW with a schedule of overall timeframes for reviewing benchmarks and prototypes so that adequate notice is provided, and resources and time can be allocated to meet SOH critical dates.</p> <p><i>Reason: High-quality finishes and detailing in the SOH are integral to its significance. Therefore, new works must be matched by equally high-quality craftsmanship to ensure the new works are seamlessly integrated into the design.</i></p>	<p>Letter to Heritage NSW, dated 20/4/20</p> <p>Interview with Auditees</p>	<p>SOH wrote to Heritage Council in April about the conditions of this clause and how they would be met. The letter includes an estimated timing for when these elements may be available for inspection.</p> <p>Included in the letter is discussion of the following: precast elements and concrete finishes. E.g. mock-up of new concert hall, colour reflectors, set of lighting pods.</p> <p>Heritage consultant (Heritage Council delegate) appointed by the Heritage Council and involved in the above process.</p> <p>Concrete – seamless consistency. Beams to be cut and reshaped around the lift insertion. There have been some inconsistencies with concrete colour. Will be post-treated though difficult to match.</p>	Compliant
PROTOTYPING				
4	<p>The Heritage Council delegate must be included in the review and comment of prototyping of the following elements:</p> <ul style="list-style-type: none"> a) Over-stage acoustic reflectors; b) Side wall reflectors; c) Paneled box front; d) Acoustic drapes; e) Lighting/Speaker Arrays; and, f) Canon ports and diffusers. <p>SOH must provide Heritage NSW with a schedule of overall timeframes for reviewing prototypes so that adequate notice is provided, and resources and time can be allocated to meet SOH critical dates.</p> <p><i>Reason: To enable appropriate feedback and potential design refinement advice, as required.</i></p>	<p>Letter to Heritage NSW, dated 20/4/20</p> <p>Interview with Auditees</p>	<p>SOH (Ian Cashen) wrote to Heritage Council in April about the conditions of this clause and how they would be met. The letter includes an estimated timing for when these elements may be available for inspection.</p> <p>Included in the letter is discussion of the items listed (a) to (f) in Condition 4.</p> <p>The Auditees confirmed the Heritage Council delegate has been involved in the process, though little feedback has been received.</p> <p>A Design Advisory Panel was established and meets quarterly or as required and are involved in prototyping.</p> <p>Acoustic drapes design is ongoing, as are side wall reflectors and over-stage acoustic reflectors.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Lighting/speaker arrays – small modification required. Canon ports and A/C diffusers were yet to be installed.	
SIGNIFICANCE ASSESSMENT				
5	<p>Further research is required to assess the significance of the following equipment prior to removal:</p> <p>a) Mechanical equipment and machinery within plantroom 17; b) Theatre machinery and equipment in the Concert Hall; and, c) Mechanical equipment and machinery above the Concert Hall.</p> <p>This should be done by an appropriately qualified expert in consultation with the nominated heritage advisor and submitted to Heritage NSW. The assessment should include archival recording with the equipment in situ.</p> <p><i>Reason: To ensure elements identified as significant are appropriately managed; and, to document the current conditions of each of the spaces.</i></p>	<p>Interview with Auditees</p> <p>Email to NSW Heritage, dated 6/4/20</p> <p>Concert Hall Significance Assessment of mechanical equipment and theatre machinery</p>	<p>Items listed in (a) to (c) of Condition 5 were included as 'additional information' submitted as part of the SSD (Condition B19 - compliant).</p> <p>The heritage consultant (Alan Croker) has advised that equipment in Plantroom 17 does not have heritage significance.</p> <p>Email to NSW Heritage, dated 6/4/20 is evidence of submission of the assessment.</p>	Compliant
BATHROOM/DRESSING ROOM AUDIT				
6	<p>The final Peter Hall bathroom/dressing room audit should be submitted to Heritage NSW prior to the commencement of any demolition within these spaces. The audit should also identify which of these spaces will be impacted by the proposed works.</p> <p><i>Reason: To better understand the cumulative impacts of the proposed works on original Peter Hall spaces.</i></p>	<p>Interview with Auditees</p> <p>Email to Heritage NSW, dated 17/3/20</p> <p>Design 5 Bathroom & Dressing Room Audit, dated January 2020</p> <p>Emails from Taylor & SOH, dated 4/6/20</p>	<p>Audit report sighted, and evidence of submission of the final report to the Heritage Council.</p> <p>Evidence provided shows where a Dropbox link to the report was given to Heritage NSW on 17/3/20, prior to commencement of demolition in the bathrooms/dressing rooms.</p> <p>Emails from Taylor & SOH, dated 4/6/20 state demolition in the assembly room and anti-room bathrooms commenced on 20/3/20.</p> <p>Design 5 had specifically identified those facilities that would be impacted by both SSUP and Concert Hall/Creative Learning Centre projects.</p>	Compliant
CREATIVE LEARNING CENTRE				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
7	<p>The new entry doors to the proposed Creative Learning Centre should be designed to be reversible and able to be removed easily in the future.</p> <p><i>Reason: To ensure the original entry door location can be reinstated in the future particularly to respond to new technologies as they emerge, or should use of the space change in the future</i></p>	<p>ATTACHMENT B Elements of Proposal – Degree of Reversibility</p> <p>Interview with Auditees</p>	<p>SOH document titled: ATTACHMENT B Elements of Proposal – Degree of Reversibility provided as evidence (and available on the project website) states that the entry doors to the Creative Learning Centre “could be reinstated to the current position”.</p> <p>NB: It is unclear whether this process would be ‘easy’ as required by the condition.</p>	Compliant
CONSERVATION MANAGEMENT PLAN				
8	<p>The Conservation Management Plan must be updated to reflect the significant changes to the spaces, forms, fabric and materials of the SOH. The updated CMP is to be submitted within 6 months of the completion of the Building Renewal Program to the satisfaction of the Heritage Council. Further refinement of the ‘at rest’ policy can be undertaken as part of the update.</p> <p><i>Reason: To ensure an up to date document to guide conservation and manage change is available following major changes to the site</i></p>	NA	Due within 6 months of the completion of the Building Renewal Program to the satisfaction of the Heritage Council.	Not triggered
INTERPRETATION STRATEGY				
9	<p>The Renewal Interpretation Strategy must be updated to include a plan for the future interpretation of a selection of the remaining reflectors. This is to be submitted within 6 months of the completion of the Concert Hall Renewal Project to the satisfaction of the Heritage Council.</p> <p><i>Reason: To ensure the removed reflectors are used in a meaningful way to interpret the story of change to the SOH.</i></p>	NA	Due within 6 months of the completion of the Concert Hall Renewal Project	Not triggered
SIGNIFICANT FABRIC				
10	<p>All significant fabric proposed to be removed must be recorded, carefully removed, catalogued and safely stored and able to be readily reinstated. This includes, but is not limited to:</p> <p>a) Timber wall panelling within the anteroom and orchestra assembly room;</p> <p>b) WC fixtures and fittings from the amenities within the anteroom;</p> <p>c) Panelled box fronts within the Concert Hall;</p> <p><i>Reason: To ensure that significant fabric is appropriately stored and retained for future reuse.</i></p>	<p>SSD 8663 Condition C16</p> <p>Interview with Auditees</p> <p>Salvage Register Concert Hall Schedule of Affected Existing Fabric & Machinery</p>	<p>A Salvage Register has been prepared for the removal of significant fabric. See also SSD 8663 Condition C16 Salvage of significant building fabric.</p> <p>Items removed from the site have been documented in a Salvage Register and sent for temporary storage in a warehouse in Leichardt. The register includes items listed (a) to (c) in Condition 10.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
HERITAGE CONSULTANT				
11	<p>A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.</p> <p><i>Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.</i></p>	<p>Letter to Design 5 Architects dated 17/12/2019</p> <p>Heritage inspection notes, dated 10/3/2020 and 4/4/2020</p> <p>Heritage induction</p>	<p>Heritage Consultant nominated: Alan Croker, Design 5 Architects. Letter provided as evidence, dated 17/12/2019 from SOH to Alan nominating as heritage consultant. Signed by Alan and returned on 18/12/20.</p> <p>The site induction includes information on heritage items within the building, and includes a video by Alan Croker on the importance of minimising impact to heritage values during the project.</p> <p>Alan Croker has conducted two inspections during the project, on 10/3/2020 and 4 April 2020. Notes from the inspections were also viewed.</p> <p>Notes from two site inspections included as evidence, dated 10/3/2020 and 4/4/2020.</p>	Compliant
SITE PROTECTION				
12	<p>Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric are not damaged or removed.</p> <p><i>Reason: To ensure that significant fabric is not damaged during the works.</i></p>	<p>Interview with Auditees</p> <p>Salvage Register</p>	<p>Protection measures have been installed across the site – floor, walls, organ, mural on northern foyer. Items have been removed, e.g. chairs.</p> <p>All items listed in the Salvage Register for temp storage Leichardt. Includes date transported, photos of items removed etc.</p>	Compliant
PHOTOGRAPHIC ARCHIVAL RECORDING				
13	<p>A photographic archival recording of works area must be prepared prior to the commencement of works, and following completion of works, in accordance with the NSW Heritage Division publications <i>How to prepare archival records of heritage items</i> and <i>Photographic Recording of Heritage Items using Film or Digital Capture</i>. The original copy of the archival record must be deposited with Heritage NSW, Department of Premier and Cabinet, and an additional copy provided to the City of Sydney.</p> <p><i>Reason: To ensure that the existing spaces are properly documented prior to modification and that copies of the archival recordings are kept with the relevant authorities; and, to ensure that the original copies of significant documents are retained for future reference.</i></p>	<p>Archival record</p> <p>DPIE Document receipt email, dated 5/3/20, REF: SSD-8663-PA-16</p> <p>Email from Heritage NSW, dated 18/2/20</p>	<p>A photographic archival recording of works area provided as evidence.</p> <p>Evidence of receipt of the Significance Assessment Report re Archival Record by DPIE sighted.</p> <p>Confirmation of receipt of the archival recording by Heritage NSW sighted, evidenced by email dated, 18/2/20.</p> <p>SOH advised CoS had not been provided with a copy of the archival record due to security concerns.</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			NB: NSW Heritage has merged with the Dept Premier & Cabinet.	
COMPLIANCE				
14	<p>If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.</p> <p><i>Reason: To ensure that the proposed works are completed as approved.</i></p>	Interview with Auditees	No audits requested.	Not triggered
DURATION OF APPROVAL				
15	<p>This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.</p> <p><i>Reason: To ensure the timely completion of works.</i></p>	NA	Noted	Not triggered

Appendix D. CEMP and Sub-Plans

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan (CoC B31)				
CEMP Section 7.1 Erosion and Sedimentation	All stormwater inlets are to be covered with geotextile fabric in a roll or other format to ensure that no sediment enters the stormwater system. The rolls will not only be placed directly at the inlets but should also be placed upstream from the inlets to create multiple barriers where required.	Site inspection 25/05/2020 CEMP Interview with Auditees	No stormwater inlets identified on the project site during the inspection.	Not triggered
CEMP Section 7.1 Water Quality	Washing of paint brushes must avoid any paint wash-water entering drains or waterways. Wash-water must be removed from the site and appropriately treated and/or disposed of. The chemicals, acids or residue from any 'wet trades' such as brick cleaning must also be prevented from entering drains and waterways.	Site inspection 25/05/2020 Taylor subcontract agreement Interview with Auditees CEMP	No painting had been conducted to date. Procedures in the extract from the subcontract agreement provided. Washout bay to be provided as part of the painter's package.	Not triggered
CEMP Section 7.4 Spill Prevention and Response	Store chemicals, fuel and lubricants suitably located and bunded areas to minimise the impact of any spillage or contamination on the site and adjoining areas. Do not locate these storage areas near stormwater drainage inlets.	CEMP Site inspection 25/05/2020	There were no fuels stored on site. Minor volumes of chemicals and gases were stored appropriately in cages in a designated area.	Compliant
CEMP Section 7.5 Air Quality and Odour Management	Materials that have the potential to generate dust will be removed as soon as possible unless being reused on the site. All materials to be Covered with A geotextile (or similar) Material and surface dampened using water sprays if being re-used.	CEMP Site inspection 25/05/2020	There were no materials with the potential to generate dust stored outside the building.	Compliant
CEMP Section 7.6 Noise and Vibration	If a noise or vibration-related complaint is received, report and investigate in accordance with the incident reporting and investigation procedure.	CEMP Site inspection 25/05/2020 Complaints Register Interview with Auditees	No noise or vibration related complaints have been received to date	Not triggered
CEMP Section 7.7 Hazardous Materials	SOH will subcontract Pure Contracting for the disposal and transportation of asbestos waste in compliance with the ' <i>Protection of the Environment Operations (Waste) Regulation 2014, Part 7 'asbestos wastes'</i> '.	CEMP Site inspection 25/05/2020 Interview with Auditees Pure Contracting asbestos removal and transport licences.	Pure Contracting have been engaged for the disposal and transportation of asbestos waste for the project. Asbestos removal and transport licences sighted.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
CEMP Section 7.8 Waste Management and Resource Recovery	Taylor will monitor and record the volumes of waste (by weight/tonnes), the methods and locations of disposal, and submit a progress report every month, with a summary report before completion of the project. This should include the total quantity of material purchased, the quantity purchased with recycled content, the total quantity of waste generated, the total quantity recycled, the total quantity disposed of and the method and location of disposal. Waste disposal certificates and/or company certification confirming appropriate, lawful disposal of waste should also be recorded.	CEMP Site inspection 25/05/2020 Hibbs WMP, dated 12/2/2020 Taylor Waste and Recycling Register Fresh Start monthly waste reports Bingo (Ironmark) Monthly Waste Reports Waste dockets	Taylor have prepared as Waste and recycling Register has been prepared for the project and sorts wastes into streams including mixed waste, concrete and brick, carpet etc. General and recyclable waste is collected by Bingo (Ironmark) Waste Services and docket numbers are referenced. Waste dockets were provided as evidence by month, as confirmation that waste removed from the site was received at the waste facility. NASS have been engaged on the project as the demolition company. Monthly reports are provided by Fresh Start for the balance of waste (i.e. non-demolition waste). Bingo monthly waste report calculates the total waste recycled – (85% target). Recycling targets were met in March (88% recycled) and April (91% recycled).	Compliant
CEMP Section 7.8 Existing Heritage	Educate the site workforce on the significance of Heritage Items and the SOH World Heritage Listing and how this may affect construction.	Interview with Auditees CEMP Site induction	The site induction includes information on heritage items within the building, and includes a video by Alan Croker on the importance of minimising impact to heritage values during the project.	Compliant
Construction Waste Management Plan (CoC B32)				
WM2 (CWMP Section 8.2)	All staff and subcontractors will receive site induction and ongoing toolbox talks that will detail waste and resource management measures (including the waste management hierarchy).	Site inspection 25/05/2020 Interview with Auditees TBT, dated 21/5/20	Toolbox Talk (TBT) record, dated 21/5/20 – includes discussion of dust control, slurry management,	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			asbestos awareness, waste management and noisy works. TBT Record, dated 22/2/20 includes discussion of waste management, and ventilation (dust management).	
WM9 (CWMP Section 5.1.3)	Concrete waste will be stored under cover, in a designated storage area barricaded with hoardings	Site inspection 25/05/2020	Concrete demolition waste is loaded directly into a truck and transported offsite.	Compliant
Construction Pedestrian & Traffic Management Plan (CoC B33)				
CPTMP, Section 4.8	All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site.	Site inspection 25/05/2020 Photo	Photograph provided by Taylor shows vehicle with covered load outside the site.	Compliant
	Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like without prior approval from the relevant authority.	Site inspection 25/05/2020 Interview with Auditees	There was no obstruction to public roads or access points during the audit. No complaints have been received in relation to access issues.	Compliant
CPTMP, Section 4.10	Pedestrian access shall be maintained along Macquarie Street and the entire SOH public Boardwalk perimeter. No footpath closures or redirections are required for pedestrians or cyclists in the public domain.	Site inspection 25/05/2020	Pedestrian access is in accordance with approved drawings and EIS, including the external Taylor site compound on the western side of the building.	Compliant
Construction Noise & Vibration Management Plan (CoC B34)				
CNVMP, Section 4.3	Where possible, position and orientate noisy plant and equipment away from sensitive receivers.	Site inspection 25/05/2020	There was no noisy plant located outside the building at the time of the audit.	Not triggered
	Prevent vehicles and plant queuing and idling outside the site prior to the morning start time.	Site inspection 25/05/2020 Gate House Vehicle booking system	The vehicle booking system, and controls at the Gate House are implemented to prevent the queuing of vehicles outside the site. There was no vehicle queuing observed at the time of the audit.	Compliant
	Provide a solid timber or steel door to close off the temporary opening in the façade for access to the Concert Hall.	Site inspection 25/05/2020 Photo	A solid timber door was observed at the temporary opening to the Concert Hall (upper level).	Compliant

Appendix E. Consultation records

From: Jo Heltborg
Sent: Tuesday, 12 May 2020 10:09 AM
To: compliance@planning.nsw.gov.au
Cc: Derek Low; Peter Doyle (pdoyle@sydneyoperahouse.com); Dan Hogan (Dan.hogan@macegroup.com); Lou Rosicky (LRosicky@sydneyoperahouse.com)
Subject: Independent Audit Sydney Opera House Concert Hall & Learning Centre (SSD 8663)

Hi there,

I am one of the Independent Auditors on the Sydney Opera House Concert Hall & Learning Centre redevelopment (SSD 8663 and EPBC 2017/7955).

Wolfpeak are currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 8663 Part B Condition B12 and the Department of Planning and Environment's *Independent Audit Post Approval Requirements (2018)* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10281>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>

The audit is scheduled to occur in late May 2020 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, we are consulting with the NSW Department of Planning, Industry and Environment (DPIE) on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, we kindly request the DPIE confirm any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. We look forward to hearing from you.

Kind regards

Jo Heltborg
Environmental Consultant



E: jheltborg@wolfpeak.com.au

P: 0414 554 277

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au

From: Jo Heltborg
Sent: Tuesday, 12 May 2020 10:14 AM
To: heritagemailbox@environment.nsw.gov.au
Cc: Derek Low; Peter Doyle (pdoyle@sydneyoperahouse.com); Dan Hogan (Dan.hogan@macegroup.com); Lou Rosicky (LRosicky@sydneyoperahouse.com)
Subject: Independent Audit Sydney Opera House Concert Hall & Learning Centre (SSD 8663)

Hi there,

I am one of the Independent Auditors on the Sydney Opera House Concert Hall & Learning Centre redevelopment (SSD 8663 and EPBC 2017/7955).

Wolfpeak are currently preparing to undertake the independent audit on the Project. The audit is required to be conducted in accordance with SSD 8663 Part B Condition B12 and the Department of Planning and Environment's *Independent Audit Post Approval Requirements* (2018) (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10281>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>

The audit is scheduled to occur in late May 2020 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the Department's IAPAR, we are consulting with the Heritage Council of NSW on the scope of the audit. We understand that any advice provided during the assessment phase was considered by the Department and the Project was approved subject to conditions.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

In providing input to the scope, we kindly request the DPIE confirm any key issues it would like examined, relating to post-approval requirements and compliance.

Any questions please let me know. We look forward to hearing from you.

Kind regards

Jo Heltborg
Environmental Consultant



E: jheltborg@wolfpeak.com.au

P: [0414 554 277](tel:0414554277)

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au

Appendix F. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	Sydney Opera House Concert Hall and Creative Learning Centre
Consent Number	8663
Description of Project	Upgrade to the Concert Hall and Creative Learning Centre at the Sydney Opera House
Project Address	2 Circular Quay East, Bennelong Point Sydney.
Proponent	Sydney Opera House Trust
Title of Audit	Independent Audit
Date	09/06/20

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 2018);
- 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;
 - I declare that I had been engaged to prepare the Independent Audit Program
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	Jo Heltborg
Signature	
Qualification	Master of Environmental Management Exemplar Global Auditor Number 111000
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Declaration Form

Independent Audit Declaration Form


Project name	Sydney Opera House Concert Hall and Creative Learning Centre
Consent Number	8663
Description of Project	Upgrade to the Concert Hall and Learning Centre at the Sydney Opera House
Project Address	2 Circular Quay East, Bennelong Point Sydney.
Proponent	Sydney Opera House Trust
Title of Audit	Independent Audit
Date	09/06/20

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 2018);
- 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;
 - I declare that I had been engaged to prepare the Independent Audit Program
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Appendix G. Site inspection photographs.



Photo 1: Asbestos Air Monitoring and Clearance Certificates



Photo 2: Asbestos Removal Works- Concert Hall



Photo 3: Creative Learning Centre works



Photo 4: Concert Hall – Heritage seating salvaged during works



Photo 5: Concert hall refurbishment works in progress



Photo 6: Concert hall refurbishment works



Photo 7: Concert Hall works

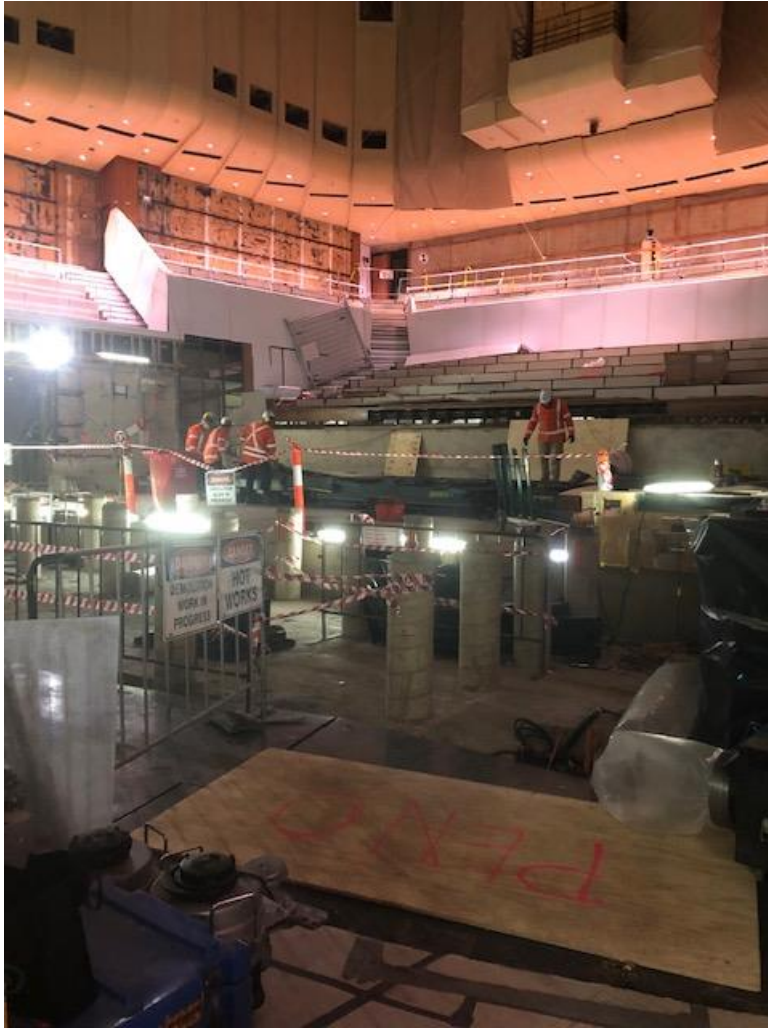


Photo 8: Concert Hall works 2

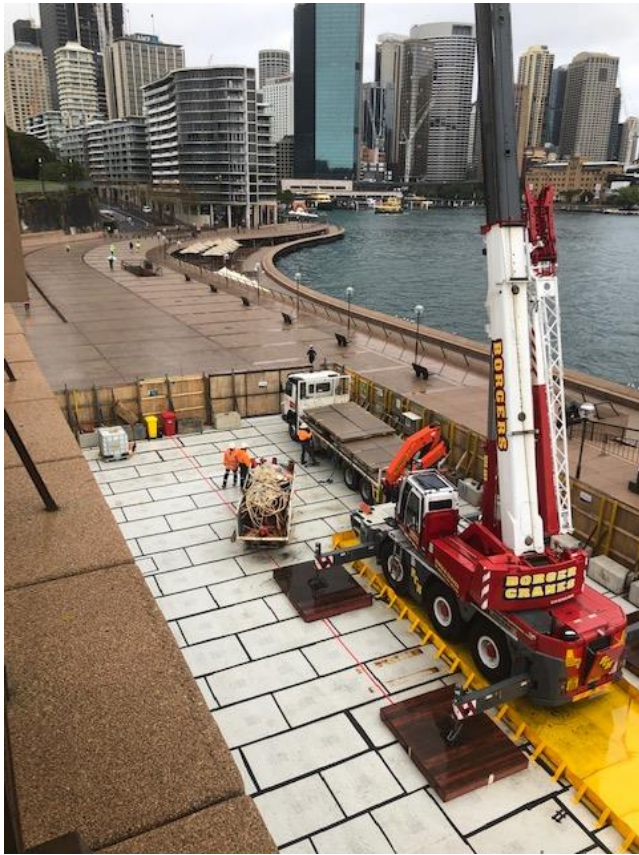


Photo 9: Crane in Taylor site compound



Photo 10: Crane in Taylor site compound 2



Photo 11: Crane parked within a bund to contain leaks (bund wall was mended during the audit)



Photo 12: Demolition work in progress in the roof above the Concert Hall



Photo 13: External temporary timber door to the Concert Hall (upper level)



Photo 14: Heritage listed wall panelling



Photo 15: [insert caption]

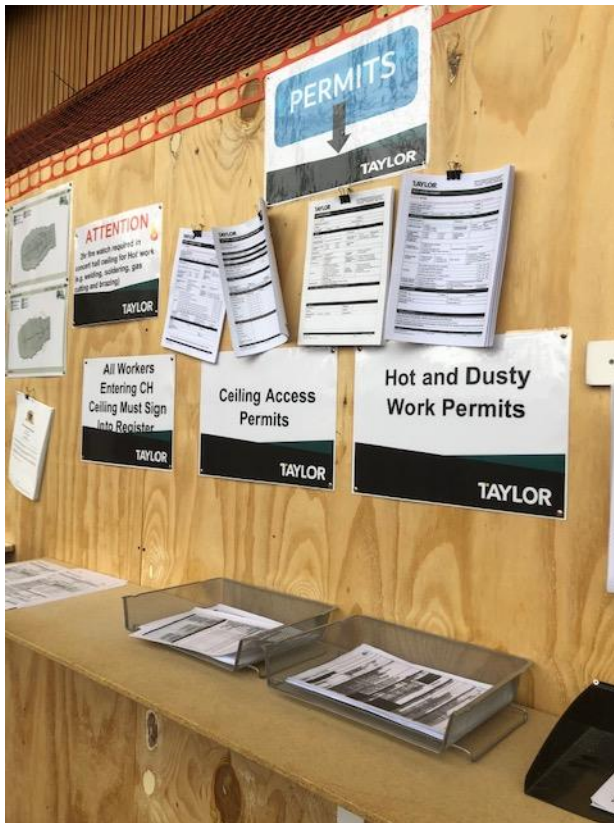


Photo 16: Permits, including hot and dusty work permits



Photo 17: Protection of the organ



Photo 18: Protection to heritage flooring and stairs

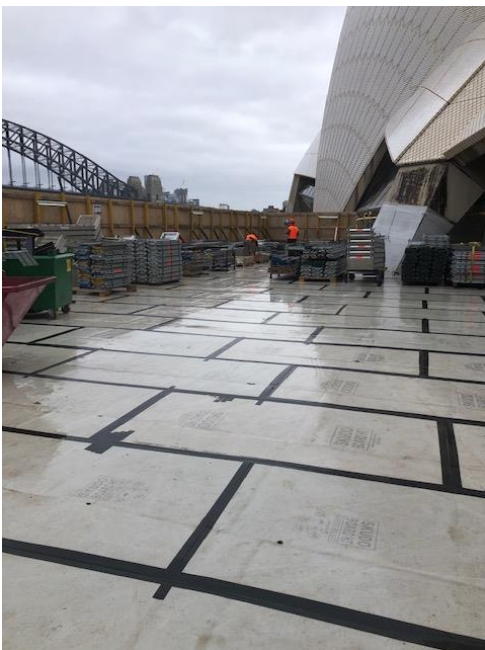


Photo 19: Sealed floor of the Taylor external site compound

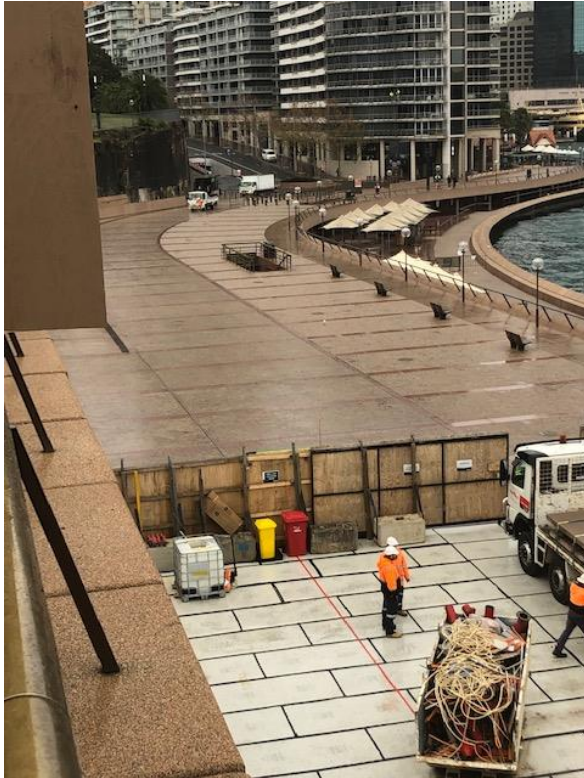


Photo 20: Spill kits in the Taylor site compound



Photo 21: Taylor external compound looking south



Photo 22: Taylor external compound looking south 2

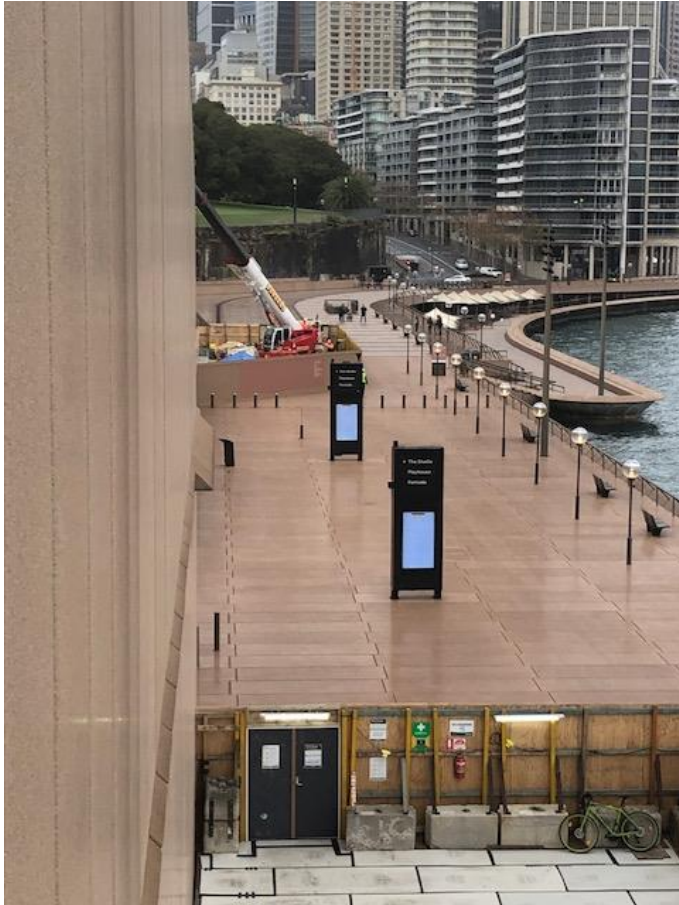


Photo 23: Taylor external site compound looking south 3



Photo 24: Waste storage in the external Taylor site

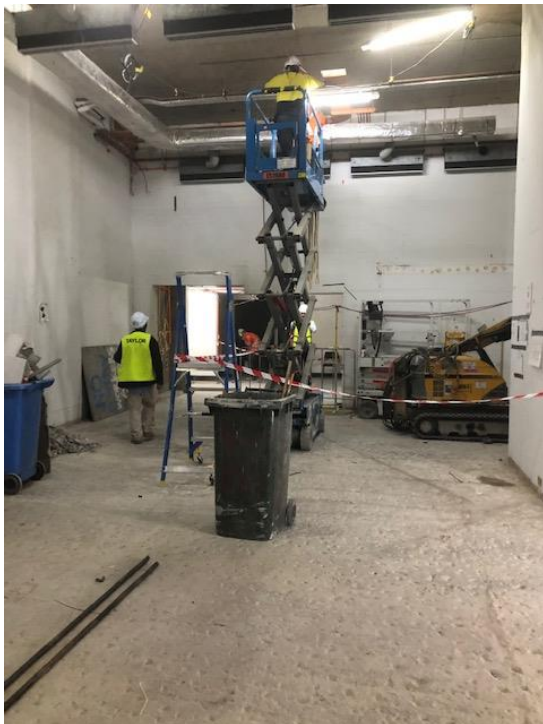


Photo 25: Works in the Creative Learning Centre

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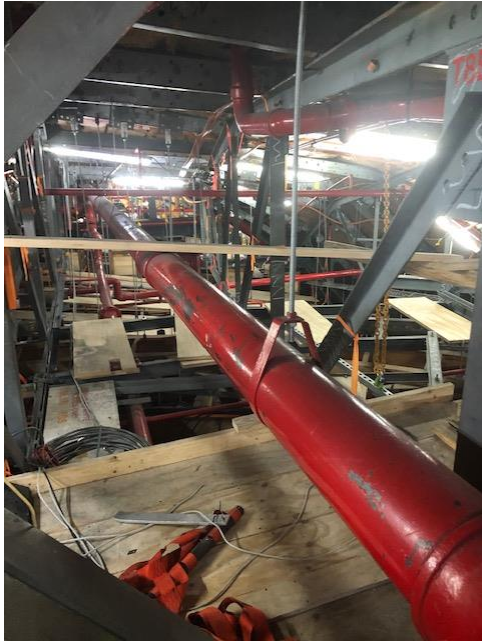


Photo 26: Works in the roof above the Concert Hall stage



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