

SYDNEY UNIVERSITY SUSAN WAKIL HEALTH BUILDING STAGE 1 DEVELOPMENT - SSD 7974

Independent Environment Audit 4 Report



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Sydney University Susan Wakil
Health Building Stage 1
Development, Independent
Environment Audit 4 Report
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19 May 2020

REPORT

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Gareth Thomas



19 May 2020

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1 INTRODUCTION

1.1 Project details

Project Name:	University of Sydney Susan Wakil Health Building Stage 1 Development – Camperdown Campus
Project Application Number:	SSD 7974

1.2 Background

This Independent Environment Audit is the fourth audit conducted to confirm compliance with the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 7974) for The University of Sydney's proposal to redevelop the first stage of the 'Health Precinct' at The University of Sydney's Camperdown Campus and is legally described as Lot 1 in DP 1171804 (shown as Stage 1 in Figure 1 below). The project is a State Significant Development because it is development for the purposes of an educational establishment and will have a capital investment value of approximately \$146,113,000 pursuant to clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

The Project, which is Stage 1 of Sydney University Health Precinct, involves the construction of an eight-level building that will provide a range of teaching and support spaces for the co-location of the Faculty of Nursing and Midwifery, the Faculty of Health Sciences and the Central Clinical School. The Stage 1 building will be constructed adjacent to the Royal Prince Alfred Hospital (RPAH). The site is bound by the University Oval Grandstand to the north, the Bosch Building to the south, Western Avenue to the east and the Royal Prince Alfred Hospital site to the west.

Clause 226(1) of the *Environmental Planning & Assessment Act Regulation 2000* (the Regulations) provides that a development carried out by an Australian University (under the meaning of the *Higher Education Act 2001*) is a Crown development. The University is listed as an Australian University under Schedule 1 of the *Higher Education Act 2001*. Consequently, this SSD is a Crown development for the purposes of Division 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

This independent environment audit has been prepared in accordance with Conditions B37, B38 and B39 of the planning approval. The project appeared to be well resourced with environmental, compliance and approval systems for inspections and administration, the Construction / Site Environmental Management Plan requirements were of a professional standard.

1.3 Site location

The site is located to the east of the Royal Prince Alfred Hospital and accessed off Western Avenue, refer to Figure 1 below.

The site office is located at Sydney University, Bosch 1B, Blackburn Circuit, Camperdown 2006.



Figure 1.1 Sydney University Susan Wakil Health Building Stage 1 site location

1.4 Audit scope

1.4.1 Audit program and justification

Based on the scope of the audit and current construction program, four audits are planned at the following timings (this Independent Environment Program was submitted to the Department of Planning, Industry and Environment by Laing O'Rourke as part of the preconstruction documentation in accordance with Condition C46).

Date	Justification
18 December 2018 Audit 1 – complete	Close to the beginning of the construction works and therefore will determine whether relevant management plans and procedures are being implemented. Also coincides with the construction of the substructure, which is when the noise assessment is required, and sediment controls must be installed and maintained as excavation works would still be occurring.
9 May 2019 Audit 2 – complete	Within 6 months of the previous audit. Also coincides with the construction of the superstructure and façade works (which have elevated potential of noise exceedances) as well as commencement of fit-out works.
23 October 2019 Audit 3 – complete	Within 6 months of the previous audit. Continuation of fit out works and façade installation (which have elevated potential of noise exceedances) as well as external works/landscaping (therefore multiple work areas and contractors in the public eye).
May 2020 – this report	Operation Completion is to be confirmed, anticipated to be in the third quarter of 2020, as per the request of Department of Planning, Industry and Environment, an audit will be completed close to completion. This audit will provide an assessment of the final phase of the project as well as provide a summary of the previous three events including identification of: <ul style="list-style-type: none"> • Compliance with construction completion conditions • Compliance with any ongoing monitoring and reporting requirements

*These timings are based on the current construction program but may be adjusted if delays are evident.

1.4.2 Audit attendees

The audit took place on Wednesday 24 April 2020 at the University of Sydney construction site (Sydney University, Bosch 1B, Blackburn Circuit, Camperdown 2006).

Audit interview attendees included:

- Lana Assaf, Senior Executive – Environment, RPS (Independent Environment Auditor)
- Valerie Donat, Consultant – Environment, RPS (Audit observer)
- Sarah Blagrove, Senior Sustainability and Environment Advisor, Laing O'Rourke
- David Gill, Construction Manager, Laing O'Rourke.

Prior to the audit, RPS was provided with copies of construction documentation for review. The interview questions focused on issues associated with construction.

1.4.3 Audit background and scope

The audit scope has not been defined within the conditions and therefore this audit reverts to the commitments that are made within the relevant management plans which should incorporate best practice.

The scope of the audit is comprised of:

- A review of site documentation, including:
 - Review of contractor documents:
 - Induction material
 - CEMP (Document No. K34-LOR-PRM-PLN-00007, Rev 6, Issue date 23/09/2019, signed by Sarah Blagrove on 23/09/2019) and sub-plans
 - Environmental policy (signed by Ray O'Rourke)
 - Environmental Constraints Map and Incident Reporting Flowchart (as per the above CEMP).
 - Relevant approvals documents:
 - Development Consent SSD 7974, dated 11 September 2018 and Modification 2 dated 6 May 2020. SSD-7974-Mod-2 was for the modification of conditions to extend and manage extended construction hours.
 - Other permits and licences
- Evidence of implementation of the CEMP, sub-plans.
- Evidence of Pre-start/Toolbox talks/Induction training – records and content.
- Evidence of incident management reporting – incident register and follow-up actions.
- Evidence of environmental monitoring, inspections and reporting.
- Evidence of consultation, where required.
- A site visit to observe on-site the implementation of the management and mitigation measures required by the CEMP.

- A close-out meeting to review key findings and follow-up actions with audit attendees.

RPS was provided with the following key documents by Laing O'Rourke related to the development:

- University of Sydney Health Precinct Stage 1 – Environment Impact Statement, dated September 2017 Final, prepared by URBIS
- University of Sydney Health Precinct Stage 1 SSD 7974 SEARs, dated 7 October 2016
- Construction Environment Management Plan, Revision 6, 23 September 2019
- Waste Management Plan, Version 2, 7 May 2019
- Construction Noise and Vibration Management Plan by Resonate, Revision C, 12 September 2018
- Arboricultural Impact Assessment Tree Protection Specification, prepared by Tree IQ, Revision C, 11 September 2017
- Urban Arbour Pty Ltd, Arborist Pruning Certificate, 2 April 2019
- ETP Environment Control Map, Revision 4, October 2019
- Erosion and Sediment Control Map and Toolbox Talk Records
- Community Communication Strategy (Version 3, dated 12 February 2019)
- Noise Monitoring Report prepared by Resonate, dated 21 October 2019
- The University of Sydney Newsletters from April – October 2019
- Chemical Safety Data Sheets
- Waste Tracking Register and Material Dockets
- Environmental Site Inspection Reports
- Environmental Incident Register, provided to RPS by LoR on the 5 November 2019, via email
- Risk Review dated March 2019
- University of Sydney Sustainability Framework Tool v2-1 Gateway 3, dated 19 October 2018
- Bonnaci Group Campus Flood Risk Management Masterplan Addendum, 1 April 2019
- Construction Traffic and Pedestrian Management Plan, GTA Consultants, dated 5 March 2020 (updated following access incident highlighted in section 2 below).

Additional information requested post Audit 4 and provided on Saturday 9th May 2020:

- Final Conditions Compliance Matrix (excel)
- Bonnaci Group Civil & Stormwater Design Report, dated 20 September 2018
- SSD 7974 Modification 2 - Extension to construction hours report, Urbis, dated 23 March 2020
- Appendix A: Addendum Construction Management Plan prepared by Laing O'Rourke Australia
- Appendix B: Stakeholder Consultation Summary prepared by Laing O'Rourke Australia
- Appendix C: Acoustic Assessment prepared by Resonate
- Appendix D: Temporary Lighting Specifications prepared by Stowe
- SSD 7974 Approved Modification 2 for the modification of conditions to extend and manage extended construction hours, dated 6 May 2020
- AFC Landscape Plans and Planting Schedule, Arcadia Landscape Architecture, dated 1 April 2020.
- Nov 2019 to April 2020 Laing O'Rourke Noise Monitoring Results

INDEPENDENT AUDIT REPORT

The environmental performance of the project was reviewed by assessing compliance against Schedule 2 of the project's conditions of approval (SSD 7974 granted on 11 September 2018). Refer to Appendix A for the compliance register which provides a review of the compliance status of the site including actions required for compliance. Further detail will be provided by the University as the project progresses to the operational phase.

2 INCIDENTS AND COMPLAINTS

The Laing O'Rourke Australia (LORA) Incident Event Reporting database was reviewed during the audit. One minor environmental incident was reported during the period between Audit 3 (23rd October 2019) and Audit 4 (24th April 2020), where a concrete truck entered the emergency access gate, rather than the main gate. As listed in the Actions below a Traffic Guidance Scheme has been prepared to alert delivery drivers of the approved access gates, with a Pedestrian Management Plan also included in Appendix C of the Construction Traffic and Pedestrian Management Plan, dated 5 March 2020. The follow up close out actions were delivered as stated and evidence was provided during the audit.

Event Details

Event Reference Number	33651	Sub Project	CSBB - University of Sydney Health Precinct
First Name	Sarah	Date of Event	22 Nov 2019
Last Name	Blagrove	Time of Event	15:17
Event Type	Environmental Incident	Event Status	Closed
Investigation Status			

Event Summary

Summarise the Event Details

On Friday 22 November, a concrete truck accessed the Susan Wakil Health Building project site from the emergency access gate along Lambie Dew Drive adjacent to Royal Prince Alfred Hospital (RPAH), rather than the main gate accessed via Western Avenue.

This gate is not approved for access for concrete trucks within the project's Traffic Management Plan (TMP).

Actions (2)

People Involved (1)
New Investigation (0)
Investigation (0)
Documents (0)
Damage (0)

Create new Actions

Search Actions

Action Ref No:	Date Action Raised	Action Required	Target Completion Date	Action Status
27716	25 Nov 2019	Deliver toolbox talk to broader construction team regarding approved Traffic Man...	29 Nov 2019	Closed
27717	25 Nov 2019	Update of Traffic Management Plan	07 Jan 2020	Closed

The project Complaints Register was reviewed, no additional complaints were received during this audit reporting period.

Community consultation is ongoing with the Susan Wakil Health Project Stage 1, newsletters are provided on a monthly basis, through the Sydney University Campus Infrastructure Services (CIS), via email. Laing O'Rourke also provide Weekly Works Update Summary Reports to the University of Sydney.

3 AUDIT FINDINGS

Weather conditions on Wednesday 29th April 2020 for the audit were sunny, dry and warm (22°C). A summary of audit findings with follow up corrective actions are presented below. It was noted that no penalty notices or environmental incident reports had been received during the audit period (23rd October 2019 to 29th April 2020). BKH and Stowe Australia remain LOR's main construction subcontractors, a number of additional subcontractors were on site for electrical fit out, lift build (Kone), lagging of services, shaft riser services, west stair ductwork (Fredon and Austem), Polyseal membrane for the southern wall. Concrete floor plinth pours are complete. Internal fit out works are progressing with ceiling, wall sheeting and bathroom installations, electrical switchroom fit out will commence in the coming months, with Lecture Theatre fit out works almost complete. The Façade panel installation is complete with services rough-in completion. It was noted six CCTV cameras have been installed around the site for security and for confirmation of the daily start and finish time of site works to differentiate this construction site from other Sydney University contractors on site (e.g. FDC works), with time lapse photography also in place.



Laing O'Rourke's SSD 7974 Condition Compliance Matrix is provided in Appendix A for reference, prepared by MBC Modern Building Certifiers, no non-compliances were identified within this matrix, outstanding actions for CC3 and prior to occupation are highlighted in red. Following Modification 2 recently received on the 6th May the Condition Compliance Matrix should be updated to reflect these conditions.



Audit scope	Comment
Availability of documentation – including ensuring hard copies of the following are kept on site: <ul style="list-style-type: none"> • Project approval • CEMP (and all sub plans) • Complaints and waste registers • Other permits and licences • Environmental policy • Environmental Controls Map (ECM) • Erosion and Sediment Control Map (ERSED) • Incident reporting flowchart 	<ul style="list-style-type: none"> • Project approvals, CEMP and other documents were provided by the Senior Sustainability and Environment Advisor Sarah Blagrove. • Hard copies were available on site, the ECM and ERSED Map were available on the noticeboard with the Environment. • The LoR team advised that no complaints had been received during this audit period related to construction of the Susan Wakil project. • Approved Modification 2 noted, signed on 6 May 2020 for the modification of conditions to extend and manage extended construction hours.

Audit scope	Comment
<p>Storage and handling of dangerous goods, spill kits and general housekeeping</p>	<div></div> <p>Signage for Dangerous Goods cabinets was in place during Audit 4 and fuels were stored in labelled colour coded jerry cans. Three spill kits were observed on site.</p>
<p>Hazardous material (ACM) management / unexpected finds</p>	<p>No Unexpected ACM Finds reported for this audit period.</p>

Audit scope	Comment
Evidence of Landscape Management Plan and Planting Schedule implementation	<div data-bbox="797 236 1442 726" data-label="Image">A photograph showing a paved area with a metal gate and some landscaping. The gate is partially open, and there are some plants and a person on a bicycle in the background.</div> <div data-bbox="797 730 1935 790" data-label="Text"><p>Stabilisation of landscaping around the site to adhere to the landscaping design report and planting schedule. Including outside the site perimeter, but within the project boundary.</p></div>
Evidence of stormwater drainage implementation	<div data-bbox="797 833 1408 1295" data-label="Image">A photograph showing a stormwater drainage system with a red and white striped barrier. The barrier is placed over a concrete structure, and there is some debris and a green bag nearby.</div> <div data-bbox="797 1300 2033 1385" data-label="Text"><p>Evidence of stormwater protection in place during construction. Stormwater drainage under the building at the basement level to be monitored to make sure drains are clear of debris/blockages post construction. It is recommended that these stormwater drains are monitored during operational site inspections in the future.</p></div>

Audit scope	Comment
Evidence of CEMP implementation – dust implementation	<div data-bbox="797 410 1451 906"></div> <div data-bbox="1485 236 1984 906"></div> <p data-bbox="797 914 2027 994">Continued movement of stockpiles was taking place, where possible stockpiles were covered and perimeter ERSED was in place. Mud shaker was in place at site entry, with stockpile segregated, compacted, and covered.</p>

Audit scope	Comment
	<div data-bbox="797 233 1146 700" data-label="Image"></div> <p data-bbox="792 708 2051 767">Asphalting of the access road was conducted after Audit 4 for dust mitigation, photo provided by Laing O'Rourke on 9th May 2020.</p>
<p data-bbox="188 767 792 836">Evidence of incident management reporting (i.e. incident register and follow up actions)</p>	<p data-bbox="792 767 2051 836">One incident report was provided to RPS for this audit period, the Senior Sustainability and Environmental Adviser provided evidence of close out, refer to Section 2 for further details.</p>
<p data-bbox="188 836 792 983">Evidence of implementation of the CEMP and sub plans (i.e. erosion and sediment control plans, waste/materials tracking register/waste dockets, noise and vibration monitoring records, out of hours works approvals, asbestos checklist).</p>	<div data-bbox="797 836 1442 1331" data-label="Image"></div> <p data-bbox="792 1339 2051 1402">Irrigation hosing hung around the perimeter fence to be monitored for leakages and spray onto pathways to be rectified, by potentially lowering and turning the spouts onto site.</p>

Audit scope	Comment
Tree Protection Zones	<div data-bbox="797 268 1442 758" data-label="Image">An aerial photograph showing a large, mature tree with a dense canopy of green leaves. The tree is situated in a residential or institutional area with buildings and parking lots visible in the background. A rectangular concrete structure, likely a tree protection zone, is visible around the base of the tree. The ground around the tree is disturbed, suggesting recent excavation or construction work.</div> <div data-bbox="797 762 1926 794" data-label="Text"><p>The Tree Protection Zone (around the over 100-year-old Jacaranda) was still intact and in place in Audit 4.</p></div>
Backflow Prevention	<div data-bbox="797 837 1417 1305" data-label="Image">A photograph showing a backflow prevention device (BPD) installed in the ground. The device is a green, cylindrical unit with a black cap. It is surrounded by a concrete base. In the background, there is a large red banner with the text 'Humanity at work' and the Sydney University logo. The banner also features the word 'INSPIRED' and the text 'The University of Sydney'.</div> <div data-bbox="797 1310 2020 1374" data-label="Text"><p>Recommendation for the Backflow Prevention Containment Device at the perimeter entrance to be installed and tested to <i>Water Supply - Backflow Prevention Australian Standards</i> by a qualified plumber.</p></div>

4 PREVIOUS AUDIT ACTIONS

There are four ongoing opportunities for improvement raised in Audit 2, while Audit 3 identified no non-compliances and identified a further seven opportunities for improvement, regarding management of the working site. RPS have recommended actions for each opportunity for improvement identified. These actions are summarised in the audit action table below. This table will be maintained and updated by Laing O'Rourke to track actions as they are closed out.

No.	Category	Action	Responsibility	Timing	Status/LoR Response
1	Audit 2: Opportunity for improvement	Evidence of Toolbox Talks signed attendee records within the next month (particularly Tree Protection Zones, hold points and Spill Response).	Laing O'Rourke	Ongoing	Tree protection zones and LoR controls are integrated into the project induction for all workers. Site signage and physical protection surrounding these zones are inspected during the weekly environmental inspection.
2	Audit 2: Opportunity for improvement	Recommend reinstalling the Tree Protection Zone and stabilising/levelling the ground where utility work was recently conducted from a safety perspective.	Laing O'Rourke	Ongoing	The area specified is outside the management and control of the project, however the safety hazards identified will be addressed.
3	Audit 2: Opportunity for improvement	Recommend continued awareness training to all staff in Tree Protection Zones and LoR to provide follow up Arborist report following pruning of damaged Jacaranda branches.	Laing O'Rourke	Ongoing	Tree protection zones and LoR controls are integrated into the project induction for all workers. Site signage and physical protection surrounding these zones are inspected during the weekly environmental inspection.
4	Audit 2: Opportunity for improvement	Recommend that handheld noise monitoring takes place during out of hours works to make sure noise thresholds are not triggered.	Laing O'Rourke	Ongoing	LoR are undertaking an analysis of the noise generated from site activities in alignment with the DPIE conditions of consent to ensure quantifiable evidence is available prior to establishing controls.
5	Audit 3: Opportunity for improvement	Recommendation for the fire extinguisher stored in the Dangerous Goods cabinet shown below to be removed and stored outside the DG cabinet.	Laing O'Rourke	Closed	Closed out in Audit 4, inspection of DG cabinet noted no fire extinguishers in the cabinet.
6	Audit 3: Opportunity for improvement	Recommendation regarding general housekeeping to move wheelbarrow away from Spill Kit and DG Storage for ease of access.	Laing O'Rourke	Closed	Closed out in Audit 4. Wheelbarrow removed from spill kit access area.
7	Audit 3: Opportunity for improvement	Recommendation for LoR to work with Sydney University to establish anti-dumping measures around the site perimeter.	Laing O'Rourke	Closed	Closed out in Audit 4, the Hospital had removed the litter surrounding the project site perimeter and uplifted this area with landscaping and an area for staff to meet.
8	Audit 3: Opportunity for improvement	Stabilisation/landscaping of the area leading to and from the basement drainage canal is recommended, once earthworks are complete.	Laing O'Rourke	Immediate	Open, to be completed.

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9	Audit 3: Opportunity for improvement	Recommendation for the Backflow Prevention Containment Device at the perimeter entrance to be installed and tested to Water Supply - Backflow Prevention Australian Standards by a qualified plumber.	Laing O'Rourke	Ongoing	Open, to be installed once construction is complete.
10	Audit 3: Opportunity for improvement	Recommendation for reuse of pallets and wooden spools from materials delivery, LoR advised the manufacturer would not accept these for recycling, potentially investigate other avenues such as Reverse Garbage or Palletable Furniture, Marrickville (https://reversegarbage.org.au/).	Laing O'Rourke	Ongoing	Open, Laing O'Rourke are looking into this.
11	Audit 3: Opportunity for improvement	Recommendation for lead wall sheeting offcuts to be recycled as metal waste through a registered waste facility.	Laing O'Rourke	Closed	Closed out in Audit 4, Laing O'Rourke advised the waste contractor will recycle these.

5 AUDIT 4 CONCLUSION AND FOLLOW UP ACTIONS

In conclusion, Laing O'Rourke is implementing the management and mitigation measures required by the CEMP and has the appropriate documentation available electronically stored on-site to comply with their environmental management obligations. It is noted that 200-300 tonnes of tested spoil will be beneficially reused for the Badgerys Creek Airport project. It is also noted that an extension to the construction program is being sought and this needs to be discussed with NSW DPIE, to advise of the revised competition date due to potential COVID 19 delays with supplies and construction.

This audit identified no non-compliances and identified four opportunities for improvement, regarding management of the working site. RPS have recommended actions for each opportunity for improvement identified. These actions are summarised in the audit action table below. This table will be maintained and updated by Laing O'Rourke to track actions as they are closed out during construction completion.

No.	Category	Action	Responsibility	Timing	Status
1	Opportunity for improvement	Stabilisation of landscaping around the site to adhere to the landscaping design report and planting schedule. Including outside the site perimeter, but within the project boundary.	Laing O'Rourke	Immediate	Open
2	Opportunity for improvement	Irrigation hosing hung around the perimeter fence to be monitored for leakages and spray onto pathways to be rectified.	Laing O'Rourke	Immediate	Open
3	Opportunity for improvement	Stormwater drainage under the building at the basement level to be monitored to make sure drains are clear of debris/blockages post construction. It is recommended that these stormwater drains are monitored during operational site inspections in the future.	Laing O'Rourke	Immediate	Open
4	Opportunity for improvement	The compliance matrix in Appendix A is to be updated to include Modification 2 conditions and the outstanding CC3 actions are to be closed out, with evidence to provided to NSW DPIE.	Laing O'Rourke	Immediate	Open

Appendix A

Construction Compliance Matrix

Project Address

The University of Sydney, Camperdown

Lot & DP

Part Lot 1 DP 1171804

Municipality

Council of the City of Sydney

Description of Approved

Construction of an education building at the University of Sydney, Camperdown campus, including:

- site excavation and earthworks;
- construction of a new nine level education building (including a plant level);
- landscaping works;
- building identification signage; and
- utilities and infrastructure connection works

Abbreviations

MBC- Modern Building Certifiers (PCA)
UoS- University of Sydney (Applicant)
LOR- Lang O'Rourke (Design and Construct Main Contractor)

Final SSD Conditions - 9

15-Nov-18

Development Application Conditions Summary

DA Summary Version

9

DA Summary Issued

12/09/2018

Consent to operate from

Consent to lapse on

DA Reference No.

SSD 7974

Proposed Construction Certificates

CC1 - Foundations, Groundworks, Liftcore, Undercroft
CC2 - Superstructure

Updates as per DPE Comments

Condition fully closed
Condition fully closed for CC1- outstand
Condition outstanding for CC2
Condition fully closed for CC1, and 2 - o
Condition outstanding for CC3
Condition outstanding for OC

Condition No.	Doc Reference.	Condition	Comments	Resp. Organisation	Status
SCHEDULE 2 PART A - ADMINISTRATIVE CONDITIONS					
A1	N/A	Obligation to Minimise Harm to the Environment 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.	N/A	Note	Noted
A2	Refer to stamp plans folder	Terms of Consent 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 Secretary; c) generally in accordance with the EIS as amended by the RtS and RtS Supplementary Information; and d) in accordance with the approved plans in the table below: Architectural drawings and plans prepared by <i>Billard Leece Partnership</i> Drawing No. Issue Name of Plan Date DA03-0002 3 PRECINCT SITE PLAN STAGE 1 – PROPOSED 28/08/2017 DA18-0001 7 GENERAL ARRANGEMENT PLAN – LEVEL 0 23/03/2018 DA18-0101 6 GENERAL ARRANGEMENT PLAN – LEVEL 1 23/03/2018 DA18-0201 6 GENERAL ARRANGEMENT PLAN – LEVEL 2 23/03/2018 DA18-0301 6 GENERAL ARRANGEMENT PLAN – LEVEL 3 23/03/2018 DA18-0401 5 GENERAL ARRANGEMENT PLAN – LEVEL 4 23/03/2018 DA18-0501 5 GENERAL ARRANGEMENT PLAN – LEVEL 5 23/03/2018 DA18-0601 5 GENERAL ARRANGEMENT PLAN – LEVEL 6 23/03/2018 DA18-0701 5 GENERAL ARRANGEMENT PLAN – LEVEL 7 23/03/2018 DA18-0801 8 GENERAL ARRANGEMENT PLAN – LEVEL 8 23/03/2018 DA18-0901 8 GENERAL ARRANGEMENT PLAN – ROOF LEVEL 23/03/2018 DA18-1001 5 GENERAL ARRANGEMENT PLAN – UNDERCROFT 23/03/2018 DA20-0001 10 ELEVATIONS – PRECINCT – NORTH & SOUTH 23/03/2018 DA20-0002 9 ELEVATIONS – PRECINCT – EAST & WEST 23/03/2018 DA30-0001 3 SECTIONS – PRECINCT 28/08/2017 DA85-0001 2 EXTERNAL FINISHES 14/07/2017 DA85-0002 3 INTERNAL FINISHES 28/08/2017 Landscape drawings prepared by <i>Arcadia</i> Drawing No. Issue Name of Plan Date 400 K LANDSCAPE MASTERPLAN JAN 2018 401 K LANDSCAPE PLAN JAN 2018 402 K LANDSCAPE PLAN JAN 2018 403 K LANDSCAPE PLAN JAN 2018 404 K LANDSCAPE PLAN JAN 2018 405 K LANDSCAPE PLAN JAN 2018 406 K LANDSCAPE PLAN JAN 2018 PAGE 20 K 3.7 DESIGN RESPONSE_SOIL DEPTH DIAGRAM JAN 2018 PAGE 43 K 5.1 PLANTING DESIGN_VEGETATION MANAGEMENT PLAN APR 2018 (as marked) PAGE 47 K 5.5 PLANTING DESIGN_SHADE TOLERANT PLANTING SCHEDULE JAN 2018	Development to be carried out in accordance with the approved Architectural Plans and conditions of consent.	All	Noted

Condition No.	Doc Reference	Condition	Comments	Resp. Organisation	Status
		Development Application	Conditions Summary		
		PAGE 48 K 5.6 PLANTING DESIGN_SYDNEY TURPENTINE- IRONBARK FOREST PLANTING SCHEDULE JAN 2018			
		PAGE 50 K 6.1 LANDSCAPE_DETAILS JAN 2018			
		PAGE 51 K 6.1 LANDSCAPE_DETAILS JAN 2018			
		PAGE 52 K 6.2 LANDSCAPE_SPECIFICATION JAN 2018			
A3	N/A	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Secretary may make written directions to Applicant. Direction of Secretary prevails if any inconsistency in approved documents of DA consent.	Note	Noted
A4		a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
		b) the implementation of any actions or measures contained in any such document referred to in (a) above.			
		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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
A5	N/A	Inconsistency between documents If there is any inconsistency between the plans and documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.	Approved elevations prevail if there are any inconsistencies between these and the approved plans.	Note	Noted
A6	Refer to A6 folder in CC1 Refer to A6 folder in CC2	Design Quality Excellence In order to ensure the design quality excellence of the development is retained: a) the design architect (Billard Leece Partnership) is to have direct involvement in the design documentation, contract documentation and construction stages of the project; b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and c) evidence of the design architect’s commission is to be provided to the Planning Secretary prior to certification of any building works, except for site preparatory works.	Billard Leece Partnership authorised to respond directly to consent authority throughout the project lifetime. 3/10 - confirmation for CC1 issued to DPE 14/09/18 CC2 outstanding 12/10 - issued to MBC	LOR / UoS	Satisfied
A7	N/A	The design architect for the project must not change without prior approval of the Planning Secretary.	Billard Leece Partnership to remain as design architect unless Secretary approves otherwise.	LOR	Noted
A8	N/A	Any design changes must be referred to the Design Excellence Review Panel.	DERP to provide written confirmation of acceptance for any design changes. DERP member details to be provided to MBC 3/10 - Design change is considered to be any change which would require a Planning Modification	LOR	Noted
A9	TBA	The final details regarding the sun shading / façade screen element must be submitted to Design Excellence Review Panel for endorsement.	DERP confirmation of acceptance required for final details of sun shading/ façade screen element. 3/10 - Drawing package to be issued to DERP by LOR requesting endorsement	LOR	Outstanding CC3
A10	TBA	The final details regarding building identification signage must be submitted to Design Excellence Review Panel for endorsement.	DERP to provide written confirmation of acceptance for building identification signage. 3/10 - Drawing package to be issued to DERP by LOR requesting endorsement	LOR	Prior to OC
A11	As per specific Conditions	Evidence of consultation 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 for approval; and b) provide details of the consultation undertaken including: i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Evidence of consultation with relevant party to be provided, including details of any resolutions or disagreements between applicant and party consulted	UoS & LOR	Noted
A12	Refer to approval in CC1 folder	Lapsing of approval This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	Works to commence within 5 years of consent	Note	Satisfied
A13	N/A	Limits of Approval No consent is granted for an emergency back - up generator	No back up generator proposed for the project or documented within design documentation	All	Noted
A14	Refer to A15 photos for MBC Signage	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Works to comply with the BCA in force at time of application for CC. 3/10 - as requested by MBC, MBC hoarding signage installed and issued on 2/8. Compliance with BCA to be closed out in accordance with B5	LOR	Satisfied
A15	N/A	Planning Secretary as Moderator			

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		In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter shall be binding on the parties.	Secretary may be referred to for any appeals of disputes between applicant and public authority	All	Noted
A16	Refer to A16 folder	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	0.35% of construction costs to paid for Long Service Levy	UoS	Satisfied
A17	N/A	Legal Notices Any advice or notice to the consent authority shall be served on the Planning Secretary.	Secretary to be served with advice or notices to the consent authority	All	Noted
A18		Review of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under conditions of this consent; b) the submission of an incident report under conditions of this consent; c) the submission of an Independent Environmental Audit under conditions of this consent; d) the approval of any modification to the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A3, 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.	Department to be notified of any submissions or modifications of consent within 3 months	UoS & LOR	Noted
A19		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 and submitted: a) to the Planning Secretary's satisfaction if previously approved by the Planning Secretary; or b) to the Planning Secretary for information. Where revisions are required, the revised document must be submitted to the Planning Secretary within six weeks of the review. Note: This is to ensure the strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Any revised strategies, plans and programs to be submitted to the Secretary either a) for approval (if previously approved) or b) for information Revised documents to be submitted to the secretary within 6 weeks of review.	UoS & LOR	Noted
A20		Incident Notification, Reporting and Response 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.	Department to be notified in writing within 24 hours after the Applicant becomes aware of an incident, setting out DA no., Development name, Location and Nature to compliance@planning.nsw.gov.au	LOR	Noted
A21		a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred. b) Written notification of an incident must: i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident; v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident.	Written incident notification to be emailed to Department within 7 days after the Applicant becomes aware of an incident to compliance@planning.nsw.gov.au	LOR	Noted
A22		a) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in A15(b), and such further reports as may be requested. b) The Incident Report must include: i) a summary of the incident; ii) outcomes of an incident investigation, including identification of the cause/s of the incident; iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and iv) details of any communication with other stakeholders regarding the incident.	Incident Report to be provided to the Secretary and any public authorities within 30 days (or otherwise agreed with the Secretary) of an incident.	LOR	Noted
A23		Non-compliance Notification and Reporting			

Condition No.	Doc Reference	Condition	Comments	Resp. Organisation	Status
		Development Application	Conditions Summary		
		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.	<p>Department to be notified within 7 days after Applicant becomes aware of any non-compliances.</p> <p>Department to be notified within 7 days after Certifying Authority becomes aware of any non-compliances.</p> <p>compliance@planning.nsw.gov.au</p>	UoS	Noted
		Note : A non-compliance which has been notified as an inciden does not need to also be notified as a non-compliance			
A24		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.	Non-compliances to identify development DA No. and set out any non-compliances with conditions, with any reasons, actions to address non-compliance.	UoS	Noted
A25	Refer to specific conditions	<p>Monitoring and Environmental Audits</p> <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 2B of Part 6 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>	Environmental audit / monitoring as per Division 2B of Part 6 of the EP&A Act	LOR	Noted
A26	N/A	<p>Applicability of Guidelines</p> <p>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.</p> <p>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.</p>	Guidelines, protocol, Australian Standard or policy in force at date of consent relevant unless otherwise noted by the Secretary.	All	Noted
B1	CC1 - Refer to B1 folder CC2 - Refer to B1 folder	<p>Notice of Commencement of Works</p> <p>The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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.</p>	Department, Certifying Authority and Council to be notified in writing a minimum of 48 hours prior to commencement of each stage of works.	LOR + USYD	Outstanding CC3
B2	CC1 - Refer to B2 folder for all dwgs excluding Stormwater (B18) CC2 - Refer to B2	Certified Plans Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions.	BCA compliant plans to be provided to Certifying Authority and the Department prior to each staged CC	LOR	Outstanding CC3
B3	CC3 - Refer to B3 folder	<p>Design Modification – Landscape</p> <p>Prior to the commencement of internal fitout works, details demonstrating that the planters on the podium have been redesigned to address the following must be submitted to the satisfaction of the Certifying Authority:</p> <p>a) sufficient depth for a below ground anchoring system (Platypus or similar) to stabilise the trees at installation and to maturity; and</p> <p>b) a minimum substrate depth of 1200 mm.</p>	Prior to commencement of internal fitout works planters on podium to be redesigned to allow sufficient depth for a below ground anchoring system (Platypus or similar) and min substrata of 1200mm.	LOR	Outstanding CC3
B4	CC3 - Refer to B4 folder	Reflectivity The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of facade works.	Prior to commencement of façade works MBC to be provided with statement demonstrating compliance with reflectivity criteria of condition or report demonstrating glare would not cause threats/ discomforts.	LOR	Outstanding CC3
B5		Access for People with Disabilities			
	CC3 - Refer to B5 folder	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia (BCA). The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<p>A number of alternative solutions are proposed relating to the BCA compliance of Part D3 Access for People with a Disability and F2 Sanitary and Other Facilities. Any alternative solutions are to be developed and proposed by an appropriately qualified Access Consultant as determined by MBC, the certifying authority.</p> <p>It should be noted that any non-gender facilities proposed should not be utilised to reduce the amount of sanitary facilities required under DtS provisions of the BCA.</p>	LOR Access Consultant	Outstanding CC3
B6	CC3 - Refer to B6	Bicycle Parking and End-of-Trip Facilities			

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	folder	Plans demonstrating compliance with the following requirements for bicycle parking shall be submitted to the satisfaction of the Certifying Authority: <div>a) the provision of a minimum of 245 bicycle parking spaces;<div>b) the layout, design and security of bicycle facilities shall comply with the all applicable minimum requirements of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries and incorporating adequate lighting and opportunities for passive surveillance; and</div><div>c) the provision of end-of-trip facilities for staff including shower, changeroom and lockers.</div></div>	245 Bicycle parking spaces required, to be designed in accordance with AS 2890.3-2015, accessible close to main entries incorporating lighting and passive surveillance opportunities. End of trip facilities for staff to include shower, changeroom and lockers.	LOR	Outstanding CC3
B7	CC3 - Refer to B7 folder	Public Art A precinct-wide public art plan identifying how public art would be integrated into the development in accordance with the University of Sydney’s <i>draft Art in Public Spaces Strategy</i> and <i>Wingara Mura-Bunga Barrabugu Strategy</i> , are to be provided to the Design Excellence Review Panel prior to the commencement of internal fit-out works. The Applicant must submit a copy of the precinct-wide public art plan and endorsement by the Design Excellence Review Panel to the Department prior to commencement of internal fitout works.	DERP endorsement to be forwarded to MBC. Copy of precinct wide plan and endorsement by DERP to be submitted to Department prior to commencement of internal fitout works.	UoS - Public Art LOR - Wingara Mura	Satisfied
B8	CC3 - Refer to B8 folder	Heritage Interpretation Plan A Heritage Interpretation Plan with implementation details and designs, based on the <i>Heritage Interpretation Strategy Blackburn Building University of Sydney</i> , dated 31 August 2017 prepared by Urbis is to be prepared by a suitably qualified person and approved by the Secretary. A copy of the approved plan must be submitted to the Certifying Authority prior to the commencement of internal fitout works.	Approved to be approved by Secretary and plan to be forwarded to MBC prior to CC3.	LOR	Satisfied
B9	Refer to B9 B20 folder Item 16.4 (pg 17-18) K34-BON-CIV-DRG-00005[A] K34-BON-CIV-DRG-00006[A] K34-BON-CIV-DRG-00007[A]	Erosion and Sedimentation Control Soil erosion and sediment control measures must be designed in accordance with the document <i>Managing Urban Stormwater – Soils & Construction Volume 1</i> (Landcom, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.	Soil erosion, sediment control measures, Soil and Water Management Plan according to Managing Urban Stormwater - Soils & Construction Volume 1 (Landcom, 2004) to be provided prior to CC1. 12/9 - plans included as part of Condition B20 21/9 - Confirming reference to Landcom document is provided in the Civil certificate (provided under Condition B17)	LOR	Satisfied
B10	Refer to B10 folder K34-MSA-DSU-REP-00007 - Infrastrucutre K34-MSA-DSU-REP-00005 - RPA K34-MSA-DSU-REP-00006 - RPC chapel K34-MSA-DSU-REP-00004 - Grandstand K34-MSA-DSU-REP-00008 - RPA	Pre-Construction Dilapidation Reports The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within the ‘zone of influence’. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the ‘zone of influence’. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	Structural Engineer to be engaged by Applicant to prepare a Pre-Construction Dilapidation Report to cover the 'zone of influence' prior to CC1. 12/9 - Item issued to CoS 12/9	LOR	Satisfied
B11	Refer to B11 B26 Page 25 Page 25 Page 29 Page 25	Car Parking and Service Vehicle Layout Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works: <div>a) all vehicles should enter and leave the Subject Site in a forward direction from Western Avenue;<div>b) all construction vehicles (excluding worker vehicles) are to be contained wholly within the site or designated work zone and vehicles must enter the site and/or work zone before stopping;<div>c) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and</div><div>d) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTROADS. In this regard, a plan must be submitted to the certifying authority for approval, which shows that the proposed development complies with this requirement.</div></div></div>	Construction Traffic and Parking documentation according to AUSTROADS prior to Above Ground Works	LoR	Satisfied
B12	CC1 - Refer to B2 folder CC2 - Refer to B2 folder	Structural Details Prior to the commencement of works, the Applicant must submit for the approval of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: <div>a) the relevant clauses of the BCA; and<div>b) this development consent</div></div>	Structural documentation including design certificate required prior to CC1.	LOR Structural Engineer	Outstanding CC3
B13	Refer to B13 B22	Noise Management Measures			

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	folder Section 3.1 (page 4) Section 6 (page 18-20)	Prior to commencement of works, the Applicant must incorporate the noise mitigation recommendations in the <i>Susan Wakil AO Health Building SEARS Noise and Vibration Assessment</i> prepared by Resonate, dated 31 January 2018, in the detailed design drawings and submit to the Department documentation demonstrating that the noise impacts have been adequately mitigated to not exceed the project specific criteria identified in the report.	Applicant to update report to incorporate the noise mitigation recommendations in the Susan Wakil AO Health Building SEARS Noise and Vibration Assessment prepared by Resonate, dated 31 January 2018 and submit to Department. Confirmation of approval by Department required prior to CC1	LOR	Satisfied
B14	Refer to B14 folder	Mechanical Ventilation All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of ventilation and air- conditioning in buildings – Ventilation design for indoor air containment control</i> and AS 3666.2:2011 <i>Air-handling and water systems of buildings</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted for the approval of the Certifying Authority prior to the commencement of above ground works.	Mechanical Engineer to provide design certification for CC1 and design documentation for CC1 including design certification to BCA F4.5, AS 1668.2-2012, AS 3666.2-2011 prior to above ground works.	LOR	Satisfied
B15		Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	Warm water and water cooling systems to comply with Public Health Act 2010, Public Health Regulations 2012 and Part 1,2 (or 3 if performance based) of AS 3666.2-2011 and NSW Health Code of Practice for the Control of Legionnaires 'Disease.	LOR	Noted
B16		Storage and Handling of Waste The building plans and specifications must demonstrate, for the approval of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas must: a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning; b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and c) include provision for separate storage and collection of organic/food waste.	Refuse store area details to be provided to MBC to demonstrate compliance with condition	LOR	Outstanding CC3
B17	Refer to B17 folder	Stormwater and Drainage Works Design Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional, must be submitted to the Certifying Authority prior to the commencement of any above ground works. The hydrology and hydraulic calculations must be based on models described in the current edition of Australian Rainfall and Runoff. The plans must: a) show the proposed method of collection and disposal of stormwater; b) be based on a stormwater quality assessment undertaken using modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent) and must incorporate water sensitive urban design and other drainage measures to ensure that the development would achieve the following reductions in the post- development pollutant loads from the baseline annual pollutant load: i) 90 per cent for litter and vegetation larger than 5 mm; ii) 85 per cent for total suspended solids; iii) 65 per cent for total phosphorous; iv) 45 per cent for total nitrogen; and d) submitted to and be approved by the relevant authority and a copy of the City’s letter of approval must be provided to the Certifying Authority.	21/9- Confirmed as complete for CC1 3/10 - As agreed with MBC, Sydney Water approval to be closed out as part of D5. 5/10/18 MBC confirm receipt of a Civil certificate from Bonacci dated 26/9/18. Plans to be provided for CC3 including any above ground stormwater drainage design. 11/10/18 MBC receive plans for proposed stormwater to be incorporated into CC2. Final stormwater package to be provided for CC3	LOR	Satisfied
B18	Refer to folder B18	Road Design Prior to the commencement of above ground works, a Road Safety Audit (RSA) for access arrangements to the site from Western Avenue should be undertaken by a TfNSW accredited road safety auditor. The detailed design drawings must be revised to address the results of the RSA and rectify any safety issues.	Road Safety Audit to be undertaken by a TfNSW accredited road safety auditor prior to above ground works	LOR	Satisfied
B19	N/A	Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if applicable) and obtain the necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.	Vehicle, pedestrian works to be undertaken including associated drainage works. Noted that works are not connected to a public road	All	Noted
B20	Refer to B9 B20 folder	Construction Environmental Management Plan a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted for the approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant: i) hours of work; ii) 24 hour contact details of site manager;	Construction Environmental Management Plan (CEMP) to be submitted for approval by MBC prior to CC1 12/9 - Plan finalised and issued to CoS 12/9 14/9 - Plan issued to DPE 14/9	LOR	Satisfied
	Item 16.1 Page 17	i) hours of work;			
	Item 16.1 Page 17	ii) 24 hour contact details of site manager;			

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	Item 16.4 + 16.9 Page 18 + Page 20 + Condition B27	iii) traffic management, in consultation with TfNSW;			
	Item 16.4 + 16.10 Page 18 + Page 20 + Condition B23	iv) construction noise and vibration management, prepared by a suitable qualified person;			
	Item 16.11 Page 20-21 Appendix 4 Page 41-42	v) management of dust and odour to protect the amenity of the neighbourhood;			
	Item 16.13 Page 21 Appendix 4 page 53 K34-BON-CIV-DRG-00005[A] K34-BON-CIV-DRG-00006[A] K34-BON-CIV-DRG-00007[A]	vi) erosion and sediment control;			
	Item 16.12 Page 21 Appendix 4 Page 53	vii) stormwater control and discharge;			
	Item 16.5 + 16.13.1 Page 19 + Page 21 + K34-BON-CIV-DRG-00005[A]	viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;			
	Item 16.14 Page 21 Appendix 8 Page 76	ix) procedures for encountering groundwater during construction works;			
	Item 16.18 Page 22	x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;			
	Item 16.15 Page 21 Appendix 14 Page 85	xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polychlorinated biphenyls (PCBs) and lead-based paint);			
	Appendix 6 Page 73-74	xii) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of archaeological heritage;			
	Appendix 4 Page 52-53 Appendix 7 Page 75-76	xiii) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and			
	Appendix 2 Page 51-53 Appendix 7 Page 75-76	xiv) waste storage, recycling and litter control;			
		b)The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and			
		c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.	12/9 - Plan finalised and issued to CoS 12/9 14/9 - Plan issued to DPE 14/9		Satisfied
B21		The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	CEMP implemented for duration of construction works	LOR	Noted
B22	Refer to B13 B22 folder Section 1.2 + Section 6.2 Page 6 + 24 Appendix A Page 30 Section 6.1 Page 22-24 Section 6.1 Page 22-24 Section 6.1 Page 22-24 Section 6.1 Page 22-24 Section 6.1 Page 22-24 Section 1.2 + Section 6.2 Page 6 + 24 Appendix A Page 30 Section 7.3 Page 26 Section 6.3 20-21	Construction Noise and Vibration Management Plan	Construction Noise and Vibration Management Plan (CNVMP) to be provided to Department and Council for approval and confirmation of their acceptance forwarded to MBC prior to CC1 . 12/9 - Plan finalised and issued to CoS 12/9 14/9 - Plan issued to DPE 14/9	USYD	Satisfied
		a) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted for the approval of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters where relevant:			Satisfied
		i) be prepared by a suitably qualified expert;			
		ii) be prepared in consultation with Royal Prince Alfred Hospital, adjoining residential colleges and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;			
		iii) describe the measures that would be implemented to ensure:			
		i. best management practice is being employed;			
		ii. compliance with the relevant conditions of this consent;			
		iv) describe the proposed noise and vibration management measures in detail;			
		v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works;			
		vi) describe the consultation undertaken to develop the strategies in v) above;			
		vii) evaluates and reports on the effectiveness of the noise and vibration management measures; and			
		viii) include a complaints management system that would be implemented for the duration of the construction works.			
		b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.			

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B23		The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	CNVMP to be implemented throughout the construction phase and updated as necessary.	LOR	Noted	
B24	Refer to folder B24	Construction Waste Management Plan a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted for the approval of the Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:	Construction Waste Management Plan and confirmation of submission to the Department and Council to be submitted to MBC prior to CC1 12/9 - Plan finalised and issued to CoS 12/9 14/9 - Plan issued to DPE 14/9	USYD	Satisfied	
	Section 4.2 page 8 Appendix 3 - page 14	i) recycling of demolition materials including concrete; and				
	Appendix 1	ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.				
	Appendix 1	b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials;				
	Condition B27	c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and				
		d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.				
	B25					The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.
B26	Refer to folder B11 B26	Construction Traffic and Pedestrian Management Plan a) Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared by a suitably qualified expert in consultation with RMS and TfNSW (Sydney Coordination Office), and submitted for the approval of the Certifying Authority. The CTPMP must address, but not be limited to, the following matters where relevant:	Note iii) - this is not achievable. Final report to include endorsement from CoS + TfNSW 12/9 - Plan finalised and issued to CoS 12/9 14/9 - Plan issued to DPE 14/9	USYD	Satisfied	
		Section 3.6 Page 15				i) location of proposed work zones;
		Section 3.8 Page 16-18				ii) haulage routes;
		Section 3.5 Page 10-11				iii) construction vehicle access arrangements, primarily as a Left-in and Left-out (LILO) arrangement from Western Avenue/Carillion Avenue;
		Section 3.2 Page 9				iv) construction hours;
		Section 3.1 Page 9				v) construction program;
		Section 3.7 Page 11				vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes;
		Section 3.4, 3.5 + 3.8 + Appendix B Page 10, 12-23, 25-26				vii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;
		Section 3.5 Page 10				viii) loading and unloading
		Section 3				ix) Details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;
		Section 4.2 + 4.3 Page 14				x) pedestrian and traffic management methods;
		Section 4 Page 14-16				xi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works;
		Section 4.5 Page 15				xii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the University of Sydney precinct. Existing CTPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and
						xiii) should impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts.
						b) The Applicant must submit a copy of the CTPMP to the Planning Secretary and City of Sydney Council, prior to the commencement of works.
		B27				
B28		Aboriginal Cultural Heritage Management Plan An Aboriginal Cultural Heritage Management Plan (ACHMP) is to be prepared in consultation with the Aboriginal stakeholders and submitted to and approved by the Planing Secretary prior to the commencement of works. The ACHMP must address, but not be limited to, the following matters:	Aboriginal Cultural Heritage Management Plan (ACHMP) to be approved by Secretary prior to CC1	UoS	Satisfied	
		a) sub-surface investigation three metres below current surface level to allow further characterisation and identify the potential for any cultural deposits;				

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		b) procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during any stage of the works and appropriate procedures for notification and recommencing works;			
		c) all works and reports required under the ACHMP for any particular potential or archaeological site must be completed in accordance with the ACHMP prior to any other works at that site;			
		d) triggers to identify situations where mechanical salvage excavations cease and manual salvage is commenced;			
		e) protocols for any salvage required for the project and also for the long term management of any areas of cultural or archaeological significance;			
		f) a requirement for any salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and			
		g) a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.			
B29		The final report where required by condition B29(g) outlining the results of all salvage work undertaken must be submitted to the Plannning Secretary for approval prior to the commencement of earthworks.	Aboriginal Cultural Heritage Management Plan (ACHMP) to be approved by Secretary prior to CC1 As a consequence of the evidence submitted above, the University also requests the deletion of Condition B.30 as the demolition of the Blackburn building is now complete and no relics or artefacts have been discovered.	UoS	Satisfied
B30		Complaints and Enquiries Procedure 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: a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered b) a postal address to which written complaints and enquires may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted.	Complaints management system to be in place prior to CC1 Email address - Susanwakilbuilding@laingorourke.com.au Phone number - 0409 392 110 or 1800 95 11 61 Address - PO Box 1505 North Sydney NSW 2059	LOR	Satisfied
B31		A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the: a) number of complaints received; b) number of people affected in relation to a complaint; and c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation. The Complaints Register must be provided to the Planning Secretary upon request, within the timeframe stated in the request.	Complaints management system to be in place prior to CC1	LOR	Satisfied
B32	Refer to folder B32	Utility Services Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.	Utility authorities (e.g. Ausgrid, telecommunication carriers) to be negotiated with (as necessary) and confirmation provided to MBC prior to CC1	LOR	Satisfied
B33		Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Written confirmation of acceptance of finalised proposals from electricity supply authority, approved telecommunications carrier and gas carrier (as relevant) to be provided to MBC prior to above ground works	LOR	Satisfied
B34		External Walls and Cladding The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. 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.	Details of facade system to be provided. Any external wall façade systems including all components incorporated within covering, framing and insulation to be non-combustible when tested to AS 1530.1-1994. The only permissible combustible elements are gaskets, caulking, sealants and damp proof courses. Any alternative solution requires details to be provided and verification under CV3 which includes (inter alia) an EW classification when tested to AS 5113-2016, sprinkler monitored isolation/ stop valves at each floor, sufficient flow to serve design area and cavity barriers at each floor where utilised in AS 5113 test.	USYD	Outstanding CC3
B35		Compliance Reporting			

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		A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction works.	A pre-construction compliance report to be provided to Department at compliance@planning.nsw.gov.au and MBC prior to CC1	USYD	Satisfied
B36		The Pre-Construction Compliance Report must include:	Pre-Construction compliance report to include how DA conditions have been addressed and expected commencement date.	USYD	Satisfied
		a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and		USYD	
		b) the expected commencement date for construction.		USYD	
B37	Refer to folder B37 Content provided. USYD to request shorter timeframe and issue the attached to DPE once formal SSDA approval obtained.	Independent Environmental Audit No later than one month before the commencement of construction works or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of <i>AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems</i> (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program prepared and submitted to the Planning Secretary must be implemented and complied with for the duration of the development.	Independent Environmental Auditor Engaged, RPS.	UoS + LOR	Satisfied
B38		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.	Independent Environmental Audits to be conducted by suitably qualified team. Report to include specific information detailed within condition.	LOR	Noted
B39		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.	Copy of Independent Environmental Audit to be submitted to Secretary within 3 months of report commencement (or otherwise agreed timeframe by Secretary) and include specific information as included in this condition.	UoS + LOR	Satisfied
C1	Refer to Stamped Plans folder + hard copy	Approved Plans to be On-site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Certified Plans and documents utilised to satisfy conditions to be kept on site at all times.	LOR	Satisfied
C2		Construction Hours a) Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: i) between 7 am and 6 pm, Mondays to Fridays inclusive; and ii) between 7.30 am and 3.30 pm, Saturdays. b) No work may be carried out on Sundays or public holidays. c) Activities may be undertaken outside of these hours: i) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or ii) if required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or iii) works are inaudible at the nearest sensitive receivers; or iv) if a variation is approved in advance in writing by the Planning Secretary or her nominee. d) Notification of any activities undertaken pursuant to condition C2(c) must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Noted. Construction hours included in Project Induction.	LOR	Satisfied
C3	N/A	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9 am to 12 pm, Monday to Friday; b) 2 pm to 5 pm Monday to Friday; and c) 9 am to 12 pm, Saturday.	Noted. Construction hours included in Project Induction.	LOR	Satisfied
C4	Refer to CNVMP Plan in CC1 folder	Construction Noise Management 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 must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required under condition B22.	Construction noise management levels to achieve those detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). Any activities exceeding construction noise management levels are to be managed within CNVMP (condition B23) and noted mitigation measures. Noise monitoring undertaken during construction to ensure compliance against condition.	LOR	Satisfied

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C5	Refer to CNVMP Plan in CC1 folder	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the <i>Noise Policy for Industry</i> , 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	For substantially tonal or impulsive noises (as described in Chapter 4 of the Noise Policy for Industry, 5 dB(A) must be added to the measured construction noise level. Noise monitoring undertaken during construction to ensure compliance against condition.	LOR	Satisfied
C6	Refer to CEMP contained in B9 B20 CC1 folder	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under condition C2.	No construction vehicles to be on site or within surrounding residential precincts outside of construction hours (given in Condition 2).	LOR	Satisfied
C7	Refer to CNVMP Plan in CC1 folder	The Applicant must schedule intra-day ‘respite periods’ for construction activities identified in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents and nearby hospital buildings. These activities are to be carried out after 8 am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	Intra-day ‘respite periods’ for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to surrounding residents, nearby hospital and any other identified noise sensitive receivers. Noise monitoring undertaken during construction to ensure compliance against condition.	LOR	Satisfied
C8	Refer to CNVMP Plan in CC1 folder	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a CNVMP required under condition B22.	Noise monitoring undertaken during construction to ensure compliance against condition.	LOR	Satisfied
C9	AS per LOR standard policies and included in subcontracts	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Audible movement alarms implemented where feasible to minimise noise impacts on noise sensitive receivers.	LOR	Satisfied
C10	Refer to CEMP contained in B9 B20 CC1 folder	Any noise generated during 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.	Noise monitoring undertaken during construction to ensure compliance against condition.	LOR	Satisfied
C11	Refer to CNVMP Plan in CC1 folder	Vibration Criteria Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to: a) for structural damage vibration, German Standard <i>DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures</i> ; b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 – <i>Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1 Hz to 80 Hz) for low probability of adverse comment; c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and d) these limits apply unless otherwise outlined in the CNVMP required under condition B22 and submitted for the approval of the Certifying Authority.	Noted - Activities causing vibration to be limited according to condition. Any excessive vibrations to be covered in CNVMP required under condition B23 and submitted for the approval of the Certifying Authority	LOR	Satisfied
C12		Waste All waste generated during construction must be assessed, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).	Waste is assessed, classified and managed in accordance with Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014), and tracked through a project waste register.	LOR	Satisfied
C13		The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. 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 site must be removed before leaving the premises.	Vehicles covered before leaving premises.	LOR	Satisfied
C14		The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.	Concrete waste and washout water disposed at a licenced Waste Facility. Concrete washouts installed and bunded during concrete works to prevent entry to artificial watercourses in vicinity to the project.	LOR	Satisfied
C15	Refer to WMP in CC1 folder	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Asbestos managed in accordance with POEO Act, and SafeWork NSW to be consulted regarding asbestos. Asbestos waste disposed at a licenced waste facility.	LOR	Satisfied
C16	Refer to CEMP contained in B9 B20 CC1 folder	Unexpected Finds – Non-Aboriginal Heritage If any unexpected archaeological deposits/relics are discovered during construction, then all works must cease immediately in that area and the OEH Heritage Division contacted in writing. Depending on the possible significance of the discovery, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the OEH Heritage Division.	No unexpected finds to date. OEH Heritage Division to be contacted on discovery of any archaeological deposits/relics in writing. Written confirmation from the division required to recommence works.	LOR	Satisfied
C17	Tree protection installed	Tree Protection Prior to commencement and for the duration of works, the tree protection measures outlined in the <i>Arboricultural Impact Assessment Tree Protection Specification</i> , prepared by treeIQ, dated 11 September 2017, are to be implemented and maintained.	Tree protection measures outlined in the Arboricultural Impact Assessment Tree Protection Specification, prepared by treeIQ, dated 11 September 2017 implemented.	LOR	Satisfied
C18		Erosion and Sediment Control All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Erosion and sediment control measures effectively implemented and maintained throughout construction, in accordance with the project’s Erosion and Sediment Control Plan and associated CEMP requirements.	LOR	Satisfied
C19		Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant approval authority where necessary.	Seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant approval authority. Appropriate controls in place to effectively manage seepage and stormwater.	LOR	Satisfied
C20	Refer to CTPMP in	Road Occupancy Licence			

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	CC1 folder	A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows on public roads or classified roads (as those terms are defined under the Roads Act 1993), during construction activities.	Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows on public roads or classified roads (as those terms are defined under the Roads Act 1993).	LOR	Satisfied
C21	Refer to CTPMP in CC1 folder	Unloading of Construction Materials The loading and unloading of construction materials must not be carried out on Parramatta Road in order to ensure the continued and unimpeded operation of existing public transport services.	No loading and unloading of construction materials on Parramatta Road.	LOR	Satisfied
C22	CC1 - Refer to folder C22	Site Notice a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) The site notice(s) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) 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 iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.	Signage of LOR, MBC and Structural Engineer placed on site boundaries at eye level.	Closed	Satisfied
C23		Work Cover Requirements To protect the safety of work personnel and the public, the Subject Site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.	Subject Site is adequately secured.	LOR	Satisfied
C24	Note	No Obstruction of Public Way The public way, being land owned by Council or a Government agency (outside of any construction works zone), 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 relevant Authority to stop all works on site.	Public way, being land owned by Council or a Government agency (outside of any construction works zone), must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance will result in notice to stop all works.	LOR	Satisfied
C25	https://sydney.edu.au/about-us/campuses/transforming-our-campus.html	Access to Information 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 prepared, 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; 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. Note: This condition does not require any confidential information to be made available to the public.	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 Secretary, the Applicant to update website with information given in this condition. https://sydney.edu.au/about-us/campuses/transforming-our-campus.html i) USYD to upload docs ii) USYD to upload docs iii) USYD to upload docs - B9/B20 documents - B11/B26 documents - B13/ B22 documents - B24 documents iv) N/A at this stage v) N/A at this stage vi) USYD to upload vii) USYD to upload as per B31 viii) N/A at this stage ix) N/A at this stage	UoS	Satisfied
C26		Incident Reporting Immediately after the Applicant becomes aware of the occurrence of an incident that causes (or may cause) significant harm to the environment, the Applicant must notify the Planning Secretary and any other relevant agencies of the incident in accordance with condition A20.	Incidents that cause (or may cause) significant harm to the environment to be notified to Secretary and any other relevant agencies within 24 hours (according to condition A18). No reportable incidents noted throughout construction.	UoS	Satisfied
C27		Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition A21.	No reportable incidents noted throughout construction.	UoS	Satisfied
C28		Compliance Tracking and Reporting			

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		The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.	Six monthly reporting on any environmental performance required by the development consent for the development on project website.	UoS	Satisfied
C29		Compliance – General 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.	All contractors/ sub contractors to be made aware of the applicable conditions of this consent.	All	Satisfied
C30		Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Planning Secretary.	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction. Ongoing submittal of Construction Compliance Reports.	UoS	Satisfied
C31		The Construction Compliance Reports must include: a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or as requested by the Planning Secretary.	The Construction Compliance Reports to include information as stipulated within this condition. Ongoing submittal of Construction Compliance Reports.	UoS	Satisfied
C32		Protection of Public Infrastructure 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.	Applicant to pay for damage repairs to public infrastructure, relocation of infrastructure. No occurrences to date.	LOR	Satisfied
D1		Heritage Interpretation Prior to the occupation or commencement of use of the building, the Applicant must implement the Heritage Interpretation Plan to the satisfaction of the Certifying Authority.	Prior to the occupation of the building , the Applicant must provide confirmation of satisfaction of the Heritage Interpretation Plan from Heritage Consultant	UoS- Heritage Consultant	Prior to OC
D2		Stormwater Quality Management Plan A Stormwater Quality Management Plan (SQMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The SQMP must contain the following: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) waste management and disposal; d) relevant contact information; e) renewal, decommissioning and replacement timelines and activities of all stormwater quality treatment devices; and f) Work Health and Safety requirements. Details demonstrating compliance are to be submitted for the approval of the Certifying Authority prior to occupation or commencement of use of the building.	Stormwater Quality Management Plan (SQMP) to be confirmed by Civil engineer prior to occupation of building	LOR- Civil Engineer	Prior to OC
D3		Mechanical Ventilation Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence for the approval of the Certifying Authority, prior to occupation or commencement of use of the building, that the installation and performance of the mechanical systems complies with: a) the BCA; b) AS 1668.2-2012 <i>The use of air conditioning in buildings</i> – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade.	Mechanical Engineer to provide BCA and AS 1668.2-2012 certification prior to occupation of building	UoS-Mechanical Engineer	Prior to OC
D4		Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to occupation or commencement of use of the building.	Cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to occupation of the building .	LOR	Prior to OC
D5		Compliance Certificate A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation and submitted to the Certifying Authority prior to occupation or commencement of use of the building. Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site www.sydneywater.com.au then follow the “e-Developer” icon or telephone 13 20 92 for assistance.	Authorised Water Servicing Coordinator to apply to Sydney Water Corporation and submit MBC prior to occupation of building .	LOR- Water Serving Coordinator	Prior to OC
D6		Post-construction Dilapidation Report Prior to occupation or commencement of use of the building:	Post- Construction Dilapidation Report to be submitted to MBC by suitably qualified engineer. Any differences from Pre- Construction	LOR- Structural Engineer	Prior to OC

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		a) The Applicant must engage a suitably qualified person to prepare a Post-Construction Dilapidation Report at the completion of the construction works. The report is to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure.	report to Post- Construction Report are to be highlighted and include confirmation of acceptance from relevant party prior to OC		
		b) The report is to be submitted for the approval of the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:			
		i) compare the Post-Construction DilapidationReport with the Pre-Construction Dilapidation Report required by these conditions; and			
		ii) where relevant, have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
		c) A copy of this report must be submitted to Council.			
D7		Fire Safety Certification Prior to occupation or commencement of use of the building and if required, a Fire Safety Certificate must 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 Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to OC , fire safety certificate for all Essential Fire or Other Safety Measures to be submitted to MBC and Council.	LOR	Prior to OC
D8		Rainwater Harvesting The Applicant must ensure that a rainwater reuse/harvesting system for the Development is developed for the site. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer. A signed works-as-executed Rainwater Re-use Plan is to be provided to the Certifying Authority prior to occupation or commencement of use of the building.	Hydraulic Engineer to provide certification and as- executed Rainwater Re-use Plan to MBC prior to OC	LOR- Hydraulic Engineer	Prior to OC
D9		Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted for the approval of the Certifying Authority prior to occupation or commencement of use of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and Council a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural Inspection and Compliance Certification, and Final drawings to be provided to MBC, Secretary and Council prior to OC	LOR- Structural Engineer	Prior to OC
D10		Signage Wayfinding signage must be integrated at all entry and exit points and is to be installed prior to occupation or commencement of use of the building. The wayfinding signage strategy must be prepared in consultation with the Design Excellence Review Panel prior to installation.	DERP confirmation of acceptance of Wayfinding signage required prior to OC The University requests that the wayfinding strategy be amended to read: “adhere to the University Signage Standards” and not be subject	LOR UoS	Prior to OC
D11		Surveillance CCTV and suitable lighting must be provided on the external perimeter of the building prior to occupation or commecnement of use of the building.	CCTV and external lighting to be installed prior to OC	LOR	Prior to OC
D12		Public Art Public art is to be installed in accordance with condition B7 and the University of Sydney’s <i>draft Art in Public Space Strategy</i> and <i>Wingara Mura-Bunga Barrabugu Strategy</i> and to the satisfaction of the Certifying Authority prior to occupation or commencement of use of the building.	Public art is to be installed in accordance with condition B8 and the University of Sydney’s draft Art in Public Space Strategy and Wingara Mura-Bunga Barrabugu Strategy prior to the commencement of use of the building . UoS to confirm acceptance of public art to MBC. The University requests this condition be amended to read	UoS - Public Art LOR - Wingara Mura UoS	Noted
D13		Outdoor Lighting All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 <i>Pedestrian Area (Category P) Lighting</i> and AS 4282-1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the occupation or commencement of use of the building.	Details demonstrating compliance with AS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting to be submitted to MBC prior to the occupation of the building .	LOR	Prior to OC
D14		Physical Model Prior to occupation or commencement of use of the building, an accurate 1:500 scale model of the development as constructed must also be submitted to Council for placement in the City Model at Town Hall House and the City Exhibition Space. The model is required to: a) be constructed in accordance with the Model Specifications available online at www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingaDA.asp . Council’s model maker must be consulted prior to construction of the model for Town Hall House. The Manager of Customs House must be consulted prior to the construction of the model for City Exhibition Space;	Prior to occupation or commencement of use of the building , an accurate 1:500 scale model of the development as constructed must also be submitted to Council for placement in the City Model at Town Hall House and the City Exhibition Space	UoS	Prior to OC

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		b) comply with all of the conditions of the development consent; and			
		c) be amended to reflect any further modifications to the approval that affect the external appearance of the building.			
D15		Submission of Electronic CAD Model	Prior to the commencement of use of the building , an accurate 1:1 electronic CAD model of the completed development must be submitted to Council for the electronic Visualisation City Model.	LOR	Prior to OC
		a) Prior to occupation or commencement of use of the building, an accurate 1:1 electronic CAD model of the completed development must be submitted to Council for the electronic Visualisation City Model.			
		b) The data required to be submitted within the surveyed location must include and identify:			
		i) building design above and below ground in accordance with the development consent;			
		ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; and			
		iii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.			
D16		The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.			
		c) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the development consent.			
D16		External Walls and Cladding	External wall as built documentation and certification to be provided to MBC prior to OC . Documentation submitted to be forwarded by Applicant to the Secretary within 7 days.	LOR	Prior to OC
		The external walls of the building, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to occupation or commencement of use , the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC as built.			
		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.			
E1		Plant and Equipment	Plant and equipment to be monitored and fit for purpose.	UoS	Noted
		All plant and equipment used on site, or to monitor the performance of the development must be:			
		a) maintained in a proper and efficient condition; and			
		b) operated in a proper and efficient manner.			
E2		Noise Control – Operation	Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, must not exceed must not exceed 5 dBA above rating background level (day, evening and night) at the western boundary of the site and must not generate noise that exhibits tonal, low frequency or other annoying characteristics	UoS	Noted
		Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, must not exceed must not exceed 5 dBA above rating background level (day, evening and night) at the western boundary of the site and must not generate noise that exhibits tonal, low frequency or other annoying characteristics.			
E3		The Applicant must undertake noise monitoring of mechanical plant and equipment, to collect valid data and provide a quantitative assessment of operational noise impacts following the occupation of the building.	Noise monitoring and data collection to be undertaken in accordance with this condition.	UoS	Noted
		The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building to verify that operational noise levels comply with condition E2 and the project specific noise criteria identified in <i>Susan Wakil AO Health Building SEARS Noise and Vibration Assessment</i> prepared by Resonate, dated 31 January 2018.			
E4		Should the short-term noise monitoring required under condition E3 identify any exceedance of the recommended noise levels in condition E2 or project specific noise criteria, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed these levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	Noise attenuation measures, either on-site or at the affected receiver(s), must be provided within three months of the completion of the short-term noise monitoring required under condition E3, or other appropriate time period as agreed by the Secretary.	LOR (if req.)	Noted
		The implementation of noise attenuation measures, either on-site or at the affected receiver(s), must be provided within three months of the completion of the short-term noise monitoring required under condition E3, or other appropriate time period as agreed by the Planning Secretary.			
E5		Loading and Unloading	Loading within permitted times only.	UoS	Noted
		All loading and unloading of service vehicles in connection with the use of the premises must be carried out within the designated loading and unloading areas at all times and only between 7:30 am and 6 pm Monday to Friday.			
E6		All vehicles accessing the loading dock are to enter and exit from Western Avenue in a forward direction.	The University requests that the condition for unloading be amended to commence from 7:00am Mondays to Fridays, and not “7:30am”. This request is consistent with Condition C2a) Construction Hours which permits works to commence at 7:00am Mondays to Fridays.		
E7		Public Way to be Unobstructed	No public ways to be obstructed by construction activities.	UoS	Noted
		The public way, being land owned by Council or a Government agency, must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.			
		The University requests the condition be amended to clarify:			
AN1		Appeals			

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		The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation (as amended).	UoS has right to appeal.	All	Noted
AN2		Other Approvals and Permits The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the <i>Local Government Act 1993</i> or Section 138 of the <i>Roads Act 1993</i> .	Relevant authority to provide permits for approvals in accordance with condition and Section 68 (Approvals) of the Local Government Act 1993 or Section 138 of the Roads Act 1993	LOR	Noted
AN3		Responsibility for other consents / agreements The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Applicant responsible for consents, agreements being obtained from relevant authorities.	UoS	Noted
AN4		Use of Mobile Cranes The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the Subject Site, including from the Civil Aviation Safety Authority, prior to the commencement of works. In particular, the following matters must be complied with: a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council: i) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and ii) At least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions. b) The use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to the approved construction hours without the prior approval of Council.	Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the Subject Site, including from the Civil Aviation Safety Authority, prior to the commencement of works. Council consultation required for any road closures. Council approval required for mobile crane use for out of hours delivery.	LOR	Noted
AN5	CC1 - Refer to AN5 folder	Temporary Structures Unless otherwise declared as exempt development under <i>State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017</i> or <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> : a) An approval under <i>State Environmental Planning Policy (Temporary Structures) 2007</i> must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA. b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under <i>State Environmental Planning Policy (Temporary Structures) 2007</i> to certify the structural adequacy of the design of the temporary structures. c) Should the height of any temporary structure and/or equipment (including mobile cranes) be greater than 45.72 metres above existing ground level, approval must be sought in accordance with the <i>Civil Aviation (Buildings Control) Regulation 1988</i> , prior to the commencement of above ground works.	Approval required for temporary structures that don't fall into classification of Exempt development. Council approval required for temporary structures that are not exempt and must include BCA compliance report and Structural Certification. Structures 45.72 metres above existing ground level, approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulation 1988, prior to the commencement of above ground works.	LOR	Satisfied
AN6		Disability Discrimination Act This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the <i>Disability Discrimination Act 1992</i> . The Applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The <i>Disability Discrimination Act 1992</i> covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - <i>Design for Access and Mobility</i> . AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the <i>Disability Discrimination Act 1992</i> currently available in Australia.	Consideration to be given of the DDA 1992 and the fact that BCA referenced standards are not the most comprehensive standards in terms of accessible design. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	All	Noted
AN7		Commonwealth Environment Protection and Biodiversity Conservation Act 1999 a) The Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister. b) This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.	Consent does not constitute approval under EPBC Act. Applicant remains responsible for consultation as per Act and condition.	All	Noted
AN8	Refer to WMP in CC1 folder	Asbestos Removal All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: “Code of Practice for the Safe Removal of Asbestos” .			Noted
AN9		Site contamination issues during construction			

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		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 Certifying Authority.	Any site contamination found must result in works immediately ceasing and notification to Certifying Authority.	All	Noted