

SYDNEY UNIVERSITY ENGINEERING AND TECHNOLOGY PRECINCT - AUDIT REPORT 5

SSD 8636



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1
29 April 2021

REPORT

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Approval for issue

Ian Richardson



29 April 2021

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1 INTRODUCTION

1.1 Project details

Project Name: University of Sydney Engineering Precinct Stage 1 Development – Darlington Campus

Project Application Number: SSD 8636

1.2 Background

This Independent Environment Audit was conducted to confirm compliance with the NSW Department of Planning, Industry & Environment (DPIE) State Significant Development Approval (SSD 8636) for The University of Sydney's proposal to redevelop the first stage of the 'Engineering and Technology Precinct' at The University of Sydney's Darlington Campus. The project is a State Significant Development (SSD) because it is development for the purposes of an educational establishment and will have a capital investment value of approximately \$105,136,232 pursuant to clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

The project involves the redevelopment of the Engineering and Technology Stage 1 in accordance with the approved State Significant Development Campus Improvement Program SSD 13_6123. It includes the upgrade of the retained southern tower of the Electrical Engineering Building (J03) and the construction and integration of a new eight level building for various existing engineering and technology uses to modern and world class standards.

Clause 226(1) of the Environmental Planning & Assessment Act Regulation 2000 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 & Assessment Act 1979*.

On 9 April 2019 DPIE provided written confirmation via email and via letter, dated 10 April, that they agreed to Lana Assaf from RPS as the designated qualified Independent Environment Auditor for this Project in accordance with Condition C44 and the *Independent Audit Post Approvals Requirements (June 2018)*. Lana Assaf has since left RPS and approval was sought for the engagement of Belinda Morgan as Independent Lead Environmental Auditor. In March 2021, DPIE advised that they did not approve the appointment of Belinda Morgan for this project, and subsequently Ian Richardson was proposed as Independent Environmental Auditor. Written approval from DPIE for Ian Richardson's engagement is attached in Appendix A.

This independent environment audit has been prepared in accordance with Conditions A23, C46, C47 and C48 of the planning approval. The project appeared to be well resourced with environmental, compliance and approval systems for inspections and administration, and the Construction / Site Environmental Management Plan requirements were of a professional standard.

1.3 Site location

The Project is located at Maze Crescent, within the University of Sydney's Darlington Precinct (Part Lot 1 DP 790620). This site was the previous location for the J03 Electrical Engineering Building. The building is located east of Maze Crescent and south of Blackwattle Creek Lane. To the west of the site is Cadigal Green, see figure below.



Figure 1 Engineering and Technology Precinct Stage 1 Development site location, previously J03 Electrical Engineering Building, Maze Crescent, Darlington 2008, shown in red and Land Use Types (Source: CEMP V10, 1 April 2019).

1.4 Audit overview

1.4.1 Audit program and justification

The Independent Audit Program submitted to DPIE by Laing O'Rourke as part of the preconstruction documentation in accordance with Condition C46 is outlined in Table 1 below. This audit program was based on the original construction program with a proposed completion date of July 2020, however due to the delays in materials delivery from China due to Corona Virus, and unexpected asbestos finds and management on the project, completion is now expected in May 2021. As a result, an additional audit was proposed to be undertaken in January 2021 and is included in Table 1 below.

Table 1 Independent Audit Program

Date	Justification
9 April 2019 (completed)	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 commencing of the CC1 Substructure – In ground services, bulk excavation, piling, pile cap, footing and temporary works (i.e., Tower crane), which is when the noise assessment is required, and sediment controls must be installed and maintained as excavation works would be occurring.
13 September 2019 (completed)	Within 6 months of the previous audit. Also coincides with the construction of the frame and façade works (which have elevated potential of noise exceedances) as well as commencement of some fit-out works (J03 Electrical Engineering Building).
February 2020 (completed)	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).
22 July 2020 (completed)	Within 6 months of the previous audit. Construction completion was scheduled for July 2020, however due to delays in materials delivery from China due to Corona Virus, an additional audit was proposed. This audit provided an assessment of the final phase of the project (i.e., to completion) as well as provide a summary of the previous three audits including identification of:

Date	Justification
	<ul style="list-style-type: none"> • Compliance with construction completion conditions • Compliance with any ongoing monitoring and reporting requirements
April 2021 (This audit)	Was to be conducted within 6 months of the previous audit. Construction completion is now expected in May 2021 based on the current construction program. Due to previous delays advised as well as delays due to asbestos identification and management on the project, and approval of the auditor, this audit was delayed to April 2021.

The next audit proposed is the pre-operation compliance audit to be held within 26 weeks of the commencement of operation. Operational compliance audits are proposed at intervals no greater than 3 years or as otherwise agreed by the Secretary.

1.4.2 Audit attendees

The audit took place on Wednesday 14th April 2021 at the University of Sydney construction site (J03, Maze Crescent, Darlington 2008). Audit interview attendees were:

- Ian Richardson, General Manager – Newcastle, RPS (Independent Environment Auditor)
- David Ong, Environment Representative and Project Engineer, Laing O'Rourke

A change in staff has occurred since the previous audit.

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

1.4.3 Audit 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:
 - Construction Environment Management Plan (CEMP) (Document No. K33-LOR-PRM-PLN-00013, Rev 13, Issue date 11/09/2020 and sub-plans
 - Environmental policy (signed by Ray O'Rourke)
 - Environmental Constraints Map (as per the above CEMP, refer Appendix 7 Environment Control Plan)
 - Incident Reporting Flowchart (as per the above CEMP, refer Appendix 10 Class 1 Incident Management Flow Chart).
 - Relevant approvals documents:
 - Development Consent SSD 8636 dated 14/2/19; as modified by SSD-8636-Mod-1 – 1/09/20; and as modified by SSD-8636-Mod-2 – 16/10/20.
 - Other permits and licences (e.g., Sydney Water Case No. 182011 – On Site Detention Approval ETP Stage 1 Item B29 of SSD 8636)
- 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.

1.4.4 Project documentation

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

- CEMP (Document No. K33-LOR-PRM-PLN-00013, Rev 13, Issue date 11/09/2020). Updated post audit (Rev 14, Issue date 13/01/2021).
- ETP Complaints Register (14 complaints observed to date between 16/05/2019 and 14/04/2021).
- USYD ETP Stage 1 Erosion and Sediment Control Plan Map (version 2 date 19/11/2020).
- ETP IMPACT Incident Report Register Summary between 14/08/2020 and 14/04/2021.
- Incident Report of low traces of Asbestos discovered during soil testing of excess materials prior to the material being transported off site (IMPACT Event Reference number 34803 report date 01/10/2020, event date 28/09/2020).
- Project Permit and Licences Register
- Induction Register as of 14 April 2021
- SSDA Tracker Matrix as of 14 April 2021
- As Built Drawings Register as of 14 April 2021
- OC Certificate Tracker as of 14 April 2021
- Construction Compliance Matrix (date 19/01/2020).
- University of Sydney – Engineering & Technology Precinct (ETP) – Stage 1 Structural Completion Statement. Letter from Bonacci Group dated 8th April 2021.
- ISO 14001 Certificate of Registration (reissue date 20/09/2020 expiry date 30/04/2021).

In addition to this documentation, additional records and items were reviewed on site and these are noted within the compliance register attached in Appendix B.

1.4.5 Reporting

The environmental performance of the project was reviewed by assessing compliance against Schedule 2 of the project's condition of approval (SSD 8636 granted on 14 February 2019) for the current construction phase of the project.

Please refer to Appendix B for the compliance register which provides a review of the compliance status of the site including actions required for compliance.

Please refer to Appendix C – Independent Audit Declaration Form for further information on the independent auditor requirements.

2 INCIDENTS AND COMPLAINTS

2.1 Incidents

Incidents are reported on IMPACT database by Laing O'Rourke.

Review of the IMPACT database identified three environmental incidents recorded during the period between Audit 4 (22 July 2020) and Audit 5 (14 April 2021). These incidents and the response are summarised in **Table 2** below.

Table 2 IMPACT Incident Records

Incident Number	Incident Date	Description	Response
34083	28 September 2020	Low traces of asbestos discovered during soil testing of excess materials before the material was transported off site	The area was restricted and appropriately signposted. Soil testing was undertaken by a hygienist and SafeWork NSW advised. Material transported to a licensed offsite facility. Airborne fibre monitoring was carried out for the duration of the removal works. Clearance certification, waste classification and waste disposal records were sighted during the audit.
35189	19 January 2021	Hydraulic leak from truck – low level Cat 3 spill	Incident Closed – the spill was contained, area cleaned and inspected.
35479	16 March 2021	Diesel spill – low level Cat 3 spill	Incident closed – a letter was issued to the Concrete Pumping Company to confirm the required response process in the event of spills.

These incidents were reported and responded to as required by section 16 of the CEMP (Emergency preparedness and response) and the ETP Stage 1 Environmental and Waste Management Plan.

2.2 Complaints

The project Complaints and Enquiries Register was provided and reviewed. There were 2 records of complaints and enquiries during the period between Audit 4 (22 July 2020) and Audit 5 (14 April 2021).

- 1 related to noise.
- 1 related to behaviour of workers on site.

The noise complaint appeared to be satisfactorily closed out, and actions with respect to worker behaviour are ongoing. The complaints register has not been published in this audit for privacy reasons, to allow for names and contact details to remain confidential.

Community consultation is ongoing with the Engineering and Technology Precinct Project Stage 1 Newsletters 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

3.1 Audit conditions

The audit involved an opening meeting, site inspection, document review and interviews with relevant staff and a closing meeting. Weather conditions on Wednesday 14th April 2021 at the time of the audit were sunny, dry and warm (28°C).

The current status of the ongoing construction work included:

- Civil landscaping being finalised in the North Zone.
- Earthworks continuing in South Zone.
- Building works are being finalised on the existing 10 story building including works associated with the laboratory, teaching, staff offices, roof top plant room and internal fit out on all levels. The external façade installation is ongoing and lever blades being installed on the east, west and northern sections of the building.

Laing O'Rourke have advised that May 2021 is the new timing expected for construction completion.

3.2 Approvals, licences and permits

Since the previous audit, two modifications were approved under SSD8636 14/02/19:

- Mod 1 01/09/2020 Extension of construction hours to allow construction works to occur in order to help further facilitate staggered shifts to ensure required social distancing among workers.
- Mod 2 16/10/2020 Changes to landscaping and flooding conditions due to lack of availability of plants to meet the original approval requirements.

One additional permit was provided by Laing O'Rourke: Sydney Water Case No. 182011 – On Site Detention Approval ETP Stage 1 Item B29 of SSD 8636. Laing O'Rourke advised that Sydney Water works are ongoing.

3.3 Penalty notices

Laing O'Rourke advised at the time of the audit that no penalty notices had been received for the project.

3.4 Assessment of compliance

3.4.1 Non-compliances

Table 3 below provides recommended actions for non-compliances identified during the audit of SSD8636.

Table 3 Recommended Actions for Non-compliances under SSD8636

Item	Reference	Non-Compliance	Recommended Action	Time Frame for Completion
1.	Schedule 2 Part B Condition B45	The previous construction compliance report was dated June 2020. Construction compliance reporting is to be within 26 weeks of the previous report. Due to delays the pre-operational compliance report has been issued as a draft dated February 2021, exceeding the 26-week period.	Ensure that the compliance reporting program is updated, and subsequent compliance reporting is conducted within the approved timeframes.	1 month
2.	Schedule 2 Part C Condition C38	On 28 September 2020, low traces of asbestos discovered during soil testing of excess materials before	Ensure that incidents are notified to NSW DPIE as required by this condition.	1 month

Item	Reference	Non-Compliance	Recommended Action	Time Frame for Completion
		the material was transported off site. This incident was notified to SafeWork NSW, and appropriate monitoring, clearance certification and waste disposal records were sighted for this incident. There was no evidence available to confirm that this was notified to NSW DPIE as required.		
3.	Schedule 2 Part C Condition C46	The previous audit was completed in July 2020. The current audit was to have been undertaken within 6 months of the previous audit, however due to construction delays and delays in approval of the new auditor, this was delayed to April 2021.	Recommend - Update of Independent Environment Audit Program due to extension of construction program and proposed occupation dates.	1 month

3.4.2 Opportunities for Improvement

Opportunities for improvement identified in the most recent construction compliance report (June 2020) were addressed in the previous construction compliance audit (July 2020). Of these, only 2 ongoing Opportunities for Improvement were identified. Details are provided below in Section 4 of this report along with actions to address the identified non-compliances.

3.5 General Environmental Performance

Observations on site during the audit confirmed that in general Laing O'Rourke the following positive observations of good environmental practice was observed:

- General housekeeping.
- Erosion and sediment control measures were observed placed around drainage grates.
- Storage of liquids and chemicals were observed in bunded areas.
- Positive observations and good practices recorded in IMPACT register.
- Fully stocked spill kits were observed accessible and on site.
- Landscaping and tree protection measures were well established.

Table 4 General Environmental Performance

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 	Project approvals, CEMP and other documents were provided by Laing O'Rourke. Online versions of documentation were observed. Hard copies were sighted and available on site. Environmental policies, certifications, and incident reporting flowchart were observed in the site office.

Audit Scope	Comment
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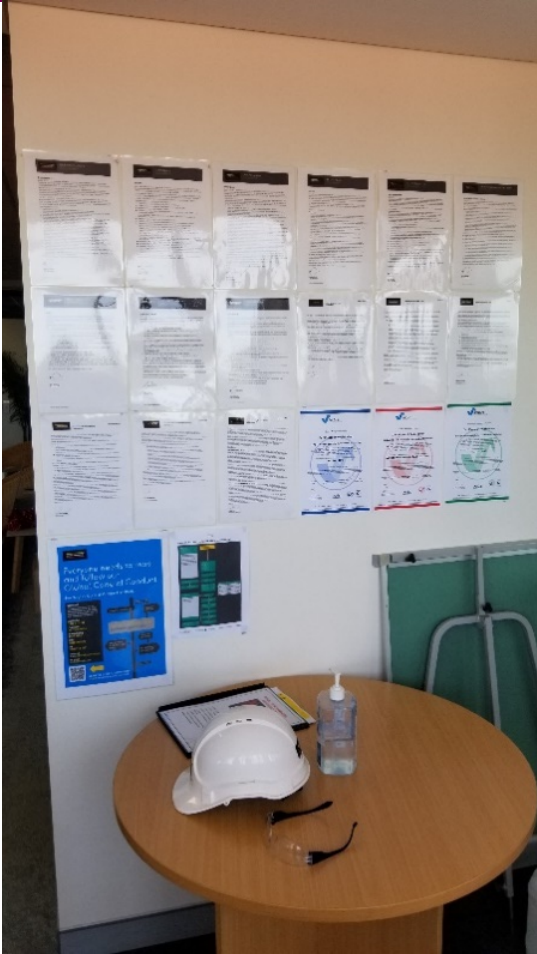


Photo 1: Environmental policies, certification and incident reporting flowchart observed in the site office.

Storage and Handling of Dangerous Goods and General Housekeeping

During the audit, confirmation of appropriate storage of SDS in the Site First Aid Room and in the chemical storage cabinet located at the Gate 4 Loading Bay was provided, 13/01/2021.



Audit Scope	Comment
	Photos 2 and 3: Bunded chemical storage cabinets located at the Gate 4 Loading Bay.
Hazardous Material (ACM) Management/Unexpected Finds	A list of documentation was provided as listed above in Section 2 and in the audit table.
Stormwater management	Collected stormwater runoff was observed stored on site pending receipt of clearance for disposal.



Photo 4: Stormwater storage tanks for testing prior to disposal.

Evidence of CEMP implementation - Spill Kits

Appropriately stocked spill kits were observed on site, within close proximity to the chemical storage and refuelling areas.



Photo 5: Spill kit and extinguisher located near chemical storage area.

Audit Scope	Comment
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Landscaping Establishment

Landscaping works have been well established in the North Zone.



Photo 6 and 7: Established landscaping area in the North zone.

4 CONCLUSION AND FOLLOW UP ACTIONS

This Independent Environment Audit was conducted to confirm compliance with the SSD 8636 for The University of Sydney's proposal to redevelop the first stage of the 'Engineering and Technology Precinct' at The University of Sydney's Darlington Campus.

This independent environment audit confirmed that the environmental management of the site appears to be well resourced with environmental, compliance and approval systems for inspections and administration, and the Construction / Site Environmental Management Plan requirements were of a professional standard.

While three non-compliances were noted during the audit, these non-compliances were administrative in nature, and related to compliance reporting and audit frequencies and notification of incidents to NSW DPIE.

RPS have recommended actions for each opportunity for improvement and the non-compliances identified in this audit. These actions are summarised in the audit action table (**Table 5**) below. This table will be maintained and updated by Laing O'Rourke to track actions as they are closed out.

Table 5 Audit Actions

No.	Category	Action	Responsibility	Timing	Laing O'Rourke Response/Status
1	Opportunity for improvement – Audit 2 and 3	LOR to address the Erosion and Sediment Control geofabric clean out/re-stabilisation at the Sydney Water sewer connection site.	Laing O'Rourke	Closed	<i>LoR advised ERSED controls reviewed as a part of the weekly HSE inspection. The controls are maintained / repaired as required.</i> Confirmed in Audit 4.
2	Opportunity for improvement – Audit 3	As construction works continue into autumn in the upcoming months it is recommended that a high level of attention to mud tracking is continued and that any mud tracking onto surrounding roads is mitigated with road sweepers.	Laing O'Rourke	Closed	<i>Toolbox talk delivered to whole team noting the importance of environmental controls, particularly the prevention of mud tracking. Road sweeper use will be decided on case-by-case basis; however, the team aims to implement mitigation measures to avoid this (regular sweeping or haul road onsite, dust suppression as required etc.). This messaging will continue to be reiterated as drier weather approaches.</i> Confirmed in Audit 4.
3	Opportunity for improvement - Audit 3	Recommend providing Spill Response Training and Spill Response Toolbox Talks signed attendee records within the next month.	Laing O'Rourke	Closed	<i>Spill Response Training was provided on Thursday 10th October 2019, with construction workers and LOR staff to attend. Also provided another spill response toolbox talk post fuel spill incident (which occurred on 13/12/19) with attendee records/sign off on 16/12/19.</i> Ongoing, signed toolbox talks have been provided. Confirmed in Audit 4
4	Opportunity for improvement - Audit 3	LOR to improve general housekeeping regarding wooden blocks laying around the site, to avoid	Laing O'Rourke	Closed	Toolbox talk was provided to staff regarding general housekeeping of site. Confirmed in Audit 4

No.	Category	Action	Responsibility	Timing	Laing O'Rourke Response/Status
		potential trip hazards.			
5	Opportunity for improvement - Audit 3 and Audit 4	Sydney University to advise of the plan to level the drain at the Shepherd Street entrance. This is a potential trip hazard.	Sydney University	Closed	The final asphalt wearing course has been installed.
6	Opportunity for improvement - Audit 4	Laing O'Rourke/Sydney University to provide Sydney Water Sewer Works Connection Certificate once complete and mitigate ERSED trip hazard shown in the photo above.	Sydney University	Closed	Sydney Water s.73 compliance certificate dated 8 th April 2021 was provided.
7	Audit 5 Non-Compliance Schedule 2 Part B Condition B45	Ensure that the compliance reporting program is updated, and subsequent compliance reporting is conducted within the approved timeframes.	Laing O'Rourke	1 month	Updated compliance reporting programme provided. The target completion date for the project is June 2021. The main building of the project is anticipated to reach occupation in May 2021 and a pre-operational compliance report is currently being finalised.
8	Audit 5 Non-Compliance Schedule 2 Part C Condition C38	Ensure that incidents are notified to NSW DPIE as required by this condition.	Laing O'Rourke	1 month	The event followed regulatory protocol for the testing, removal and disposal of the material including the notification to the SafeWork Regulator. A licensed asbestos assessor was engaged and a licensed removal contractor undertook the works. The disposal of the material was to a licenced facility. Any future occurrences will be notified to the NSW DPIE.
9	Audit 5 Non-Compliance Schedule 2 Part C Condition C46	Recommend - Update of Independent Environment Audit Program due to extension of construction program and proposed occupation dates	Laing O'Rourke	1 month	An updated IEA programme has been provided noting the target construction completion date is June 2021 and it is expected that no further Audits (following April 2021) will be required for the construction phase.

Appendix A

NSW DPIE Auditor Approval



The University of Sydney
University Infrastructure
Services Building G12
22 CODRINGTON STREET
DARLINGTON NSW 2008

Attention: Stephane Kerr, University Town Planner

16/03/2021

Dear Stephane

University of Sydney - Engineering and Technology Precinct – SSD-8636

Lead Auditor Proposal

I refer to your request (SSD-8636-PA-5) for the Secretary's approval of suitably qualified persons to prepare the Independent Audit for the University of Sydney - Engineering and Technology Precinct.

The Department has reviewed the nomination and information provided by you and is satisfied that the proposed Lead Auditor, Ian Richardson of RPS Australia East, is suitably qualified and experienced. It is noted that the previously approved Lead Auditor, Lana Assaf, will no longer be acting in this role.

In accordance with Condition C44 of SSD-8636 (the 'Consent') and the Independent Audit Post Approval Requirements, I can advise that the Secretary approves the appointment of Ian Richardson of RPS Australia East to prepare the Independent Audit.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

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

Notwithstanding the agreement for the above listed auditor for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Pope', with a large, stylized 'J' and a cursive 'Pope'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix B

Construction Compliance Matrix

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
Schedule 2									
Part A - Administrative Conditions									
A1.	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, and any rehabilitation required under this consent.	All stages	Development to be carried out in accordance with all conditions of consent and approved plans.	Compliance report. The most recent construction compliance report is dated June 2020. Construction compliance reporting is within 26 weeks of the previous construction compliance reporting however the project was due to be completed in October 2020 and a pre-operational compliance report scheduled in October 2020. Due to delays the pre-operational compliance report has been issued as a draft dated February 2021. The new construction completion date is now expected to be May 2021.	Compliant	Ongoing. Recommendation - next construction compliance report is prepared following the NSW Government Post Approval Requirements (PAR) Compliance Reporting (June 2018). Note - The project does not choose to voluntarily comply with the newly released PAR 2020.		LOR/USYD	All
A2.	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 Planning Secretary; (c) generally in accordance with the EIS as amended by the Response to Submissions and Supplementary Response to Submissions; and (d) in accordance with the approved plans in the table below:	All stages	Development to be carried out in accordance with all conditions of consent and approved plans.	Compliance report. There were 5 opportunities for improvement identified in the most recent construction compliance report (June 2020). There were no non-compliances recorded and 2 opportunities for improvement identified in the previous audit (September 2020).	Compliant	Ongoing		LOR	
	Architectural drawings and plans prepared by Cox Architecture	Construction	Development to be carried out in accordance with the approved Architectural Plans and conditions of consent.	Laing O'Rourke (LOR) provided the approved plans. Stamped drawings by Cox Received 'SSD 8636 Approved Plans.2019'	Compliant			LOR	
	Drawing No. Revision Name of Plan Date								
	A-DA-1122 D SITE PLAN - PROPOSED 03/09/2018								
	A-DA-2101A C FLOOR PLAN - LEVEL 01 (SHEET 01 OF 02) 31/01/2018								
	A-DA-21018 E FLOOR PLAN - LEVEL 01 (SHEET 02 OF 02) 04/12/2018								
	A-DA-2102 D FLOOR PLAN - LEVEL 02 03/09/2018								
	A-DA-2103 D FLOOR PLAN - LEVEL 03 03/09/2018								
	A-DA-2104 D FLOOR PLAN - LEVEL 04 03/09/2018								
	A-DA-2105 D FLOOR PLAN - LEVEL 05 03/09/2018								
	A-DA-2106 C FLOOR PLAN - LEVEL 06 31/01/2018								
	A-DA-2107 C FLOOR PLAN - LEVEL 07 31/01/2018								
	A-DA-2108 C FLOOR PLAN - LEVEL 08 31/01/2018								
	A-DA-2109 C FLOOR PLAN - LEVEL 09 31/01/2018								
	A-DA-2110 D FLOOR PLAN - LEVEL 10 03/09/2018								
	A-DA-2111 D FLOOR PLAN - LEVEL 11, 12, 13 03/09/2018								
	A-DA-3001 E NORTH ELEVATION 19/10/2018								
	A-DA-3002 E SOUTH ELEVATION 19/10/2018								
	A-DA-3003 E EAST ELEVATION 19/10/2018								
	A-DA-3004 E WEST ELEVATION 19/10/2018								
	A-DA-3005 C SHEPHERD STREET ELEVATION 03/09/2018								
	A-DA-4001 E SECTIONS - EAST TO WEST 19/10/2018								
	A-DA-4002 E SECTIONS - NORTH TO SOUTH 19/10/2018								
	A-DA-9001 C MATERIALS LEGEND - EXTERIOR 13/09/2018								
	A-DA-9002 A MATERIALS LEGEND - INTERIOR 31/01/2018								
	A-DA-16-07 A EXTERNAL WORKS - VIE ENCLOSURE 14/12/2018								
	Landscape drawings and plans prepared by TCL DESIGN	Construction and operation	Development to be carried out in accordance with the approved Architectural Plans and conditions of	LOR provided the approved plans. Stamped drawings by TCL Design Received	Compliant			LOR	
	Drawing No. Revision Name of Plan Date								
	K33-TCL-LAS- DRG-00200 D GRADING PLAN 01 SOUTHERN COURTYARD 03/12/2018								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	K33-TCL-LAS- DRG-00201 D GRADING PLAN 02 NORTHERN COURTYARD 03/12/2018	Construction and operation	consent.	Stamped drawings by TCL Design Received 'SSD 8636 Approved Plans.2019'					
	K33-TCL-LAS- DRG-00202 D GRADING PLAN 03 EASTERN COURTYARD 03/12/2018								
	K33-TCL-LAS- DRG-00300 F SURFACES PLAN 01 SOUTHERN COURTYARD 03/12/2018								
	K33-TCL-LAS- DRG-00301 F SURFACES PLAN 02 NORTHERN COURTYARD 03/12/2018								
	K33-TCL-LAS- DRG-00302 F SURFACES PLAN 03 EASTERN COURTYARD 03.12.2018								
	K33-TCL-LAS- DRG-00400 D PLANTING PLAN 01 SOUTHERN COURTYARD 03/12/2018								
	K33-TCL-LAS- DRG-00401 D PLANTING PLAN 02 NORTHERN COURTYARD 03/12/2018								
	K33-TCL-LAS- DRG-00402 E PLANTING PLAN 03 EASTERN COURTYARD 03/12/2018								
	K33-TCL-LAS-DRG-00500 E SECTIONS 01 03/12/2018								
	K33-TCL-LAS-DRG-00501 E SECTIONS 02 03/12/2018								
	K33-TCL-LAS-DRG-00502 C SECTIONS 03 31/10/2018								
	Civil and Stormwater Management Plans prepared by Bonacci Group			Construction and operation					
	Drawing No. Revision Name of Plan Date								
	DRG-00001 G DRAWING REGISTER AND CONSTRUCTION NOTES 23/11/18								
	DRG-00005 E SOIL AND WATER MANAGEMENT PLAN - SHEET 1 07/11/18								
	DRG-00006 D SOIL AND WATER MANAGEMENT PLAN DETAILS 19/10/18								
	DRG-00007 E SOIL AND WATER MANAGEMENT PLAN - SHEET 2 07/11/18								
	DRG-00008 B SOIL AND WATER MANAGEMENT PLAN CALCULATION 07/11/18								
	DRG-00010 D OVERALL BULK EARTHWORKS PLAN -SHEET 1 07/11/18								
	DRG-00011 C OVERALL BULK EARTHWORKS PLAN -SHEET 2 19/10/18								
	DRG-00020 D BULK EARTHWORKS LONGITUDINAL SECTIONS - SHEET 1 19/10/18								
	DRG-00021 E BULK EARTHWORKS LONGITUDINAL SECTIONS - SHEET 2 07/11/18								
	DRG-00022 D BULK EARTHWORKS LONGITUDINAL SECTIONS - SHEET 3 19/10/18								
	DRG-00023 D BULK EARTHWORKS LONGITUDINAL SECTIONS - SHEET 4 19/10/18								
	DRG-00024 D BULK EARTHWORKS LONGITUDINAL SECTIONS - SHEET 5 19/10/18								
	DRG-00031 H SITEWORKS AND STORMWATER DRAINAGE PLAN- SHEET 1 23/11/18								
	DRG-00032 H SITEWORKS AND STORMWATER DRAINAGE PLAN- SHEET 2 23/11/18								
	DRG-00033 I SITEWORKS AND STORMWATER DRAINAGE PLAN- SHEET 3 23/11/18								
	DRG-00034 I SITEWORKS AND STORMWATER DRAINAGE PLAN- SHEET 4 23/11/18								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	DRG-00040 B STORMWATER LONG SECTION -SHEET 1 23/11/18								
	DRG-00041 B STORMWATER LONG SECTION -SHEET 2 23/11/18								
	DRG-00042 B STORMWATER LONG SECTION -SHEET 3 23/11/18								
	DRG-00043 B STORMWATER LONG SECTION -SHEET 4 23/11/18								
	DRG-00044 A STORMWATER LONG SECTION -SHEET 5 23/11/18								
	DRG-00060 E SITEWORKS AND STORMWATER DRAINAGE DETAILS -SHEET 1 23/11/18								
	DRG-00061 E SITEWORKS AND STORMWATER DRAINAGE DETAILS -SHEET 2 07/11/18								
	DRG-00062 D SITEWORKS AND STORMWATER DRAINAGE DETAILS -SHEET 3 19/10/18								
	DRG-00070 A PAVEMENT PLAN - SHEET 1 23/11/18								
	DRG-00071 A PAVEMENT PLAN - SHEET 2 23/11/18								
	DRG-00072 A PAVEMENT PLAN - SHEET 3 23/11/18								
	DRG-00073 A PAVEMENT PLAN - SHEET 4 23/11/18								
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Noted	Document whether any written directions from the Secretary to the Applicant have been made.	Received: A Notice of Determination of Application Letter from the NSW Government Department of Planning and Environment signed by Karen Harragon, the director of social and other infrastructure assessments. Contact Officer Teresa Gizzi (details 02 8275 1124 or via tersa.gizzi@planning.nsw.gov.au). The Letter states that the development is approved subject to condition. Signed on the 07/03/2019Ref: SSD 8636	Compliant			LOR/USYD	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted	Document whether any written directions from the Secretary to the Applicant have been made.	The conditions are written in the Development consent dated 14/02/2019 and signed by David Gainsford, Executive Director Priority Projects. . These conditions are required to: •prevent, minimise, or offset adverse environmental impacts; •set standards and performance measures for acceptable environmental performance; •require regular monitoring and reporting; and •provide for the ongoing environmental management of the development.	Compliant			LOR/USYD	
A5	Limits of Consent This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.								
		Noted	N/A	Development Consent Form Application Number SSD 8636.	Not triggered			LOR/USYD	
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.								
		Noted	Refer to CEMP for this project and this document.	Overall the project is complying with conditions of consent. Refer to specific conditions for comment, compliance and recommendations.	Compliant			LOR/USYD	
A7	Future Upgrades to Blackwattle Creek Lane must be approved prior to CC4								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	The Blackwattle Creek Lane and Shepherd Street pedestrian upgrades shown in the landscape concept plans prepared by Aspect Studios in Appendix D of the Response to Submissions do not form part of this approval. Separate approval, as necessary, must be obtained before carrying out upgrade works depicted in those plans	Noted	Evidence of approval for additional works, if required.	USYD to apply for separate approval .	Not triggered	USYD to apply for separate approval as necessary.	Noted - USYD to apply for separate approval as necessary	USYD	
A8	Design Quality Excellence In order to ensure the design quality excellence of the development is retained: (a) The design architect (Cox Architecture) 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 to the consent authority where information or clarification is required in the resolution of 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.	Noted	Evidence of Cox Architecture engagement Evidence of correspondence with Cox Architecture RE Building design.	Received: Confirmation and Architects Engagement agreement between LOR and COX Architecture on the 8th of March 2018 No. SK33/000 'A8(c) - Design Architects Commission 2018'	Compliant			LOR	
A9	The design architect for the project must not change without prior approval of the Planning Secretary.	Noted	Evidence of Cox Architecture engagement.	Received: Confirmation and Architects Engagement agreement between LOR and COX Architecture on the 8th of March 2018 No. SK33/000 Approval of the Planning Secretary 14/02/2019 'A8(c) - Design Architects Commission 2018'	Compliant			LOR	
A10	Detailed architectural and landscape drawings for construction are also to be referred to the Design Excellence Review Committee for endorsement and any subsequent significant design changes must be referred to the Design Excellence Review Committee to confirm Design Excellence is maintained.	Outstanding CC4	Evidence of referral to design excellence.	Architectural IFC documentation to be reviewed and endorsed by Design Excellence Review Committee (DERC) prior to CC4 works. A presentation was submitted by Laing O'Rourke/Sydney University to the DERC in July 2019, awaiting further comment as of 18/12/19.	Not triggered	LOR to submit DERC.		LOR	
A11	Planning Secretary as Moderator 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 must be binding on the parties.								
		Noted			Not triggered			LOR/USYD	
A12	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.	Approved CC1		LOR provided second Levy Receipt from the NSW Long Service Corporation (dated 24/07/2019) for the amount of \$66,725.00	Compliant		TC	LOR	
A13	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	Noted			Not triggered			LOR/USYD	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
A14	Evidence of Consultation								
	Where conditions of this consent require consultation with an identified party, the Applicant must	Noted		Consultation in the form of email receipts and logs will be submitted to the relevant parties as requested by the condition	Compliant	Consultation in the form of email receipts and logs will be submitted to the relevant parties as requested by the condition	All	LOR/USYD	
	(a) Consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and								
	(b) Provide details of the consultation undertaken including:								
	(i) the outcome of that consultation, matters resolved and unresolved; and								
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.								
A15	Staging, Combining and Updating Strategies, Plans or Programs								
	With the approval of the Planning Secretary, the Applicant may:	Noted		Staged Condition requirement in line with CC staging will be discussed with the PCA and the Planning Secretary for approval	Not triggered	c. Recommendation - update the construction compliance reporting and auditing programs due to the extension of the construction program.	LH	LOR - Design	
	(a) Prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);								
	(b) Combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and								
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).								
A16	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Noted		Staged Condition requirement in line with CC staging will be discussed with the PCA and the Planning Secretary for approval	Not triggered		LH	LOR - Design	
A17	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted			Not triggered		LH	LOR - Design	
A18	Demolition								
	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	Noted			Compliant		KW	LOR - Construction	
A19	Structural Adequacy								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Noted		<p>LOR advised that certification has been provided by Bonacci.</p> <p>A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the Stamped drawings by Bonacci Received 'SSD 8636 Approved Plans.2019'</p> <p>Structural design Compliance certificate and associated documents by Bonacci.</p> <p>Final structural certification has been provided by Bonacci. This has been issued to the PCA for review. Sighted "Structural Completion Statement Dated 8th April 2021"</p>	Compliant				
A20	External Walls and Cladding								
	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	Outstanding CC3		<p>LOR provided COX - Architect's Design Compliance Statement (DVC4 Façade and Fitout) & External Wall System Design Certificate (Design)</p> <p>LOR provided External Wall System Design Certificate from JML dated 15 Nov 2019.</p>	Compliant			LOR - Façade	KW
	Applicability of Guidelines								
A21	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.	Noted			Compliant			LOR/USYD	
A22	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.	Noted			Compliant			LOR/USYD	
A23	Monitoring and Environmental Audits								
	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p>NOTE: or 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>	Noted	Monitoring and environmental audit requirements are covered in the CEMP and relevant sub-plans.	CEMP most recently updated 13 January 2021 to include updated ISO14001 certificate.	Compliant	Environmental monitoring to be completed and reviewed for compliance; and noncompliances to be actioned and closed out monthly.		LOR	SZ
A24	Access to Information								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (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.	Approved CC1	Internal QA Compliance Report Scheduled updates to website	Evidence of information transfer between LOR and USYD (RE:A24 - Access to Information) was sighted during the Independent Environment Audit (via Acconex 15/03/2019). This included a list of those items mentioned in A24 (a) and a reference to a file location for each item. The publically accessible website address is: https://sydney.edu.au/about-us/campuses/transforming-our-campus.html	Compliant	Noted - USYD to continually update website portal during the project to provide up-to date project information to the public.		LOR/USYD	SZ
A25.	Compliance 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.	Noted	All employees, contractors (and their sub-contractors) to be project inducted. Project toolbox talks to be held. Additional protocol to be distributed to workers and posted on message boards.	Sighted induction register as at 14 April 2021. Sighted master induction register. With latest contractor induction completed 16th March 2021. Also undertook visitor induction and sighted visitor induction register.	Compliant			LOR	Project Environmental Representative (PER)
AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Noted	Maintain current all licences, permits and approvals and record in Project Permits and Licences Register.	Project Permits and Licences Register. Internal Compliance Report.	Compliant	Environmental licence compliance to be reviewed and reporting completed quarterly.		LOR	Project Manager / HSE General Manager
Schedule 2									
Part B - Prior to Commencement of Construction									
B1	Notification of Commencement The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. <i>If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</i>	Approved CC1	Record of notification to Department.	Received: Department Consent 'SSD 8636 Development Consent 2019'	Compliant		LOR + USYD	JT/DB	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B2	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) The relevant clauses of the BCA; and (b) this development consent.	Approved CC2	Compliance Report	Received - Certified structural drawings '190523 CC2 superstructure works design certificate to PCA_structural and civil' '20190401 BCA Report R1.10 2018'	Compliant		LOR	SZ	8/02/2019
B3	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Outstanding CC3	Compliance Report	LOR provided - External Wall System Design Certificate (Design) External & Common Wall Components (Type A & B Construction) LOR provided COX - Architect's Design Compliance Statement (DVC4 Façade and Fitout) & External Wall System Design Certificate (Design) LOR provided External Wall System Design Certificate from JML dated 15 Nov 2019.	Compliant	PCA to confirm acceptance before submitting to Planning secretary	LOR - Façade	KW	
	<i>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.</i>	Outstanding CC3	Record of documentation given to PCA and evidence of submission to Secretary.	LOR provided COX - Architect's Design Compliance Statement (DVC4 Façade and Fitout) & External Wall System Design Certificate (Design) LOR provided External Wall System Design Certificate from JML dated 15 Nov 2019.	Compliant		LOR - Façade	DB	
	Design Modification - Landscape								
B4	Prior to the commencement of the relevant landscape works, the Applicant must revise the landscape plan to: (a) Ensure all new trees are advanced canopy trees with a minimum pot size at least 400L at installation; (b) Incorporate irrigation to all areas of landscaping and turf to ensure healthy plant growth is sustained in extended dry periods; and (c) Ensure that all pavements, edges, walls, stairs, ramps, handrails and tactile ground surface indicators comply with Safety in Design and all relevant DDA codes and AS1428.	Outstanding CC4	Compliance Report.	LOR request clarification on condition (a) and requesting the DPE re-phrase the condition to comply with Sydney DCP tree coverage requirements as previously responded to as per Rts 2 CoS Key Issue.	Not triggered	LOR to submit TCL drawing and schedule a compliance certificate prior to CC4	LOR - Design	SZ	
B5	The revised landscape plan required by condition 84 must be submitted to the Certifying Authority and the Planning Secretary for information.	Outstanding CC4	Compliance Report. Record of documentation given to Certifying Authority and evidence of submission to Secretary.	LOR request clarification on condition (a) and requesting the DPE re-phrase the condition to comply with Sydney DCP tree coverage requirements as previously responded to as per Rts 2 CoS Key Issue.	Not triggered	LOR to submit to PCA & Planning Secretary.	LOR - Design	SZ	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B6	Protection of Public Infrastructure Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Approved CC1	Compliance Report. Letters to (and responses from) service providers and owners.	Evidence of consultation with AusGrid was sighted during the audit including: - Site specific design requirements from Ausgrid to LOR (dated 24/05/2018) - Letter (dated 24/05/2018) RE: electricity Network Connection Application Evidence of consultation with Jemena was sighted during the audit including: - a response to the LOR enquiry RE network protection - a Jemena services map which shows location of Jemena assets in the vicinity of the site - Screenshot of application to Jemena (dated 28/02/2019) for a new connection Evidence of consultation with Sydney Water was sighted during the audit including: - Notice of Anticipated requirements (dated 27/02/2019) - USYD response to Syd Water submission (dated 28/9/2018) - Letter of conditions for adjustment/ deviation/ extension of a Sydney water Asset (dated 3/10/2017)	Compliant		LOR/USYD	LH	
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Approved CC1	Compliance Report. Vibration monitoring as per Table 18 (section 7.3) of the Construction Noise and Vibration Management Plan (CNVMP) for the project.	Dilapidation Survey Report on Shepherd St Darlington (inspection date 4 December 2018) was sighted during the audit. The report included inspection of kerbs, gutters, and other roads (i.e. Ivy Street). USYD has advised that they have submitted the dilapidation report to Council. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the dilapidation report was sighted during the audit.	Compliant		LOR - Construction	SZ	
	(c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Approved CC1	Record of documentation given to Certifying Authority and evidence of submission to Council.	USYD has advised that they have submitted the dilapidation report to Council. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the dilapidation report was sighted during the audit.	Compliant		LOR - Construction	SZ	
	Utilities and Services								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B7	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Noted	Compliance Report.	Evidence of consultation with Ausgrid was sighted during the audit including: - Site specific design requirements from Ausgrid to LOR (dated 24/05/2018) - Letter (dated 24/05/2018) RE: electricity Network Connection Application Evidence of consultation with Jemena was sighted during the compliance review including: - a response to the LOR enquiry RE network protection - a Jemena services map which shows location of Jemena assets in the vicinity of the site - Screenshot of application to Jemena (dated 28/02/2019) for a new connection Evidence of consultation with Sydney Water was sighted during the audit including: - Notice of Anticipated requirements (dated 27/02/2019) - USYD response to Syd Water submission (dated 28/9/2018) - Letter of conditions for adjustment/ deviation/ extension of a Sydney water Asset (dated 3/10/2017)	Compliant	LOR to obtain relevant approvals from service providers prior to CC2.	LOR - Services	LH	
B8	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.	Noted	Compliance Report	Consultation has been undertaken (refer B7 above) and PCA has approved this as part of CC2 Superstructure. Evidence has been submitted of consutation ensuring design has considered the requirements of this conditions.	Compliant		LOR - Services	LH	
	Community Communication Strategy								
B9	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Approved CC1	Compliance Report	Noted - Draft Community Communication Plan has been distributed to Julie Parsons (CIS) for review. A final copy will be submitted to the Planning Secretary upon SSDA approval. Noting that the requirement is one month prior to commencement of work. Section 5.2 of the Community Consultation Plan details engagement tools and strategies, section 8 describes procedures for information dissemination and feedback. LOR has also produced a 'Complaints and Enquiries Management System and Procedure '. Project 1800 phone number and project email have been set up.	Compliant	LOR + USYD to compile documentation for submission.	LOR - Stakeholder (Susan)	SA/IP	

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B10	The Community Communication Strategy must:	Approved CC1	Internal QA review process Compliance Report	Stakeholder groups are identified in N/A - Stakeholder (Susan) section 3.1 of the draft Community Information dissemination is covered in section 8 of the draft Community Communication Strategy (CSS). Strategies for engagement with forums have been considered in section 5.2 of the CSS. Feedback and an enquiry procedure is covered in section 8 of the CSS. Feedback and an enquiry procedure is covered in section 8 of the CSS. Escalation and dispute resolution is covered in section 8.4 of the CSS.	Compliant		LOR - Stakeholder (Susan)	SA/JP	
	(a) Identify people to be consulted during the design and construction phases;								
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;								
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and								
	(d) set out procedures and mechanisms:								
	(i) through which the community can discuss or provide feedback to the Applicant;								
	(ii) through which the Applicant will respond to enquiries or feedback from the community;								
B11	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work.	Approved CC1	Compliance Report.	A letter from a nominee of the Secretary (dated 25/02/2019) regarding the Community Communication Strategy was sighted during the audit. The letter stated that the 'Department has reviewed the strategy and considers it satisfactory ' Accordingly The requirements of B10, B11 and B12 are satisfied.	Compliant		LOR - Stakeholder (Susan)	SZ	
B12	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Approved CC1	Compliance Report.	A letter from a nominee of the Secretary (dated 25/02/2019) regarding the Community Communication Strategy was sighted during the audit. The letter stated that the 'Department has reviewed the strategy and considers it satisfactory y'. Accordingly The requirements of B10, B11 and B12 are satisfied.	Compliant		LOR - Stakeholder (Susan)	SZ	
B13	Ecologically Sustainable Development								
	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless otherwise agreed by the Planning Secretary.	Approved CC1		An email from Green Star (dated 8/03/2019) confirms registration for a Green Star - Design & As Built v1.2 rating. This email has forwarded to the certifying authority on 8/03/2019.	Compliant		USYD	USYD	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B14	Outdoor Lighting								
	Prior to commencement of building works, all outdoor lighting within the Site must comply with AS1158.3.1 :2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Approved CC4	Compliance Report.	Received : Stowe provided design certificate with supporting documentation/calculations '013 FINAL Ver 0 - LIGHTING IMPACT ASSESSMENT' and 'L001_External Lighting Calculation_Rev 1 (1)'	Compliant		LOR - Services	LH	
B15	Access for People with Disabilities								
	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 BCA. Prior to the commencement of any work, 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.	Outstanding CC3	Compliance Report.	Received : CPF Access Report and BCA Report, including compliance certificate 'Access Report 2019' '20190401 BCA Report R1.10'	Compliant	To be addressed during CC3 fit out works	LOR - Design	SZ	
B16	Environmental Management Plan Requirements								
	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Approved CC1						JA/SZ	
	(a) detailed baseline data		Monitoring is included in the relevant sub-plans for instance Construction noise monitoring processes are contained within section 3.3 and 7.3 (Table 18) of the CNVMP.	Refer to Project Specific sub-plans e.g. Construction Noise and Vibration Management Plan for baseline data on noise and vibration conditions. Specifically: · Section 3.3, page 6 – Identification of existing sources of background noise. · Section 3.3.1, pages 6-7 – Location and results of unattended noise monitoring of existing conditions. · Section 3.3.2, pages 7-8 – Location and results of attended noise monitoring of existing conditions. · Section 3.4, pages 8-9 – Identification of noise catchment areas and sensitive land uses. Refer to Arborist Impact Assessment. Specifically: · Section 2.3, page 4 – Number of existing trees on site and native status. · Section 3, pages 5-8 – Identification of species and description of physical conditions of each individual tree on site. · Appendix 3, pages 13-21– Tree Assessment Schedule	Compliant		LOR - Construction		
	(b) details of:		Internal QA review Compliance Report.	Statutory requirements including approval and licence conditions are detailed in section 8 of the CEMP.	Compliant		LOR - Construction		
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);								
(ii) any relevant limits or performance measures and criteria; and	Monitoring is included in the relevant sub-plans for instance Construction noise monitoring processes are contained within section 3.3 and 7.3 (Table 18) of the CNVMP.	Objectives and targets are detailed in section 6 of the CEMP. Limits and performance measures are included in the relevant sub-plans for instance Construction noise limits are contained within section 4.1 of the CNVMP.	Compliant		LOR - Construction				

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	<i>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</i>		Monitoring is included in the relevant sub-plans for instance Construction noise monitoring processes are contained within section 3.3 and 7.3 (Table 18) of the CNVMP.	Outcomes of the project environmental system self-check are to be used as performance indicators to assess the performance of, or guide the implementation of, the development of management measures. Section 16.3.1 of the CEMP outlines the requirement and criteria to be revised and the relevant frequency.	Compliant		LOR - Construction		
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		Monitoring requirements for implemented measures are included in separate subplans.	Appendix 3 (Risk Assessment) of the CEMP describes risks and control measures to be implemented. Mitigation measures are further detailed in the relevant sub-plans.	Compliant		LOR - Construction		
	(d) a program to monitor and report on the:						LOR - Construction		
	<i>(i) impacts and environmental performance of the development;</i>		Compliance Report.	Monthly Environmental Reporting is detailed in section 16.3 of the CEMP. Monthly Project Environmental System Self-Check is detailed in section 16.3.1 of the CEMP.	Compliant		LOR - Construction		
	<i>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</i>		Compliance Report.	Section 9.1 of the CEMP (Severe Environmental Risks Controls) states that: "System-based controls are to be reviewed for application and effectiveness on a monthly basis with the bounds of the project's construction environmental management plan. System checks are assessed through the SER Planning and Control Report ".	Compliant		LOR - Construction		
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;		Compliance Report.	Emergency Preparedness and Response are detailed in section 15 of the CEMP. Incidents, complaints, corrective and preventative actions are detailed in section 17 of the CEMP.	Compliant		LOR - Construction		
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;		Compliance Report.	Environmental Reporting including a compliance review is detailed in section 16 of the CEMP and the EMS audit is detailed in section 18. Section 16.1 of the CEMP states that: "A summary report will be provided within two weeks upon the initial site visit. The report will identify where good environmental practices were observed, as well as identify where nonconformances were identified and improvements can be achieved ".	Compliant		LOR - Construction		
	(g) a protocol for managing and reporting any:		Compliance Report.	Incidents, complaints, corrective and preventative actions are detailed in section 17 of the CEMP.	Compliant		LOR - Construction		
	<i>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</i>		Compliance Report.		Compliant		LOR - Construction		
	<i>(ii) complaint;</i>		Compliance Report.		Compliant		LOR - Construction		
	<i>(iii) failure to comply with statutory requirements; and</i>		Compliance Report.		Compliant		LOR - Construction		
	(h) a protocol for periodic review of the plan.		Compliance Report.	Management review is covered in section 19.	Compliant		LOR - Construction		

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B17	Construction Environmental Management Plan Prior to the commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Approved CC1			Compliant		LOR - Construction	JA/SZ	
	(a) Details of:						LOR - Construction		
	(i) hours of work;		The Compliance Report will confirm whether these items are present.	Included in Appendix 5 (Environmental control plan) of the CEMP.			LOR - Construction		
	(ii) 24-hour contact details of site manager;			Included in Appendix 5 (Environmental control plan) of the CEMP.			LOR - Construction		
	(iii) management of dust and odour to protect the amenity of the neighbourhood;		Monitoring of these requirements in detailed in the relevant sub-plans.	Included in Appendix 5 (Environmental control plan) of the CEMP.			LOR - Construction		
	(iv) stormwater control and discharge;			Included in Appendix 5 (Environmental control plan) of the CEMP.			LOR - Construction		
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;			Included in Appendix 5 (Environmental control plan) of the CEMP.			LOR - Construction		
	(vi) groundwater management plan including measures to prevent groundwater contamination;			Groundwater is covered in section 3.4 of the Soil and Water Management Subplan.			LOR - Construction		
	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;			Lighting is covered in section 14.9 of the CEMP.			LOR - Construction		
	(viii) community consultation and complaints handling;			Incidents, complaints, corrective and preventative actions are detailed in section 17 of the CEMP.			LOR - Construction		
	(b) Construction Traffic and Pedestrian Management Sub-plan (see Condition 820);	Refer below	Compliance Report.	A construction Pedestrian and Traffic Management Plan (CPTMP) is one of the sub-plans attached to the CEMP.	Compliant		Refer to below conditions	SZ	
	(c) Construction Noise and Vibration Management Sub-plan (see Condition 821);		Compliance Report.	CNVMP is included.	Compliant				
	(d) Construction Waste Management Sub-plan (see Condition 822);		Compliance Report.	A construction waste management plan (WMP) is present	Compliant				
	(e) Construction Soil and Water Management Sub-plan (see Condition 823);		Compliance Report.	A construction soil and water management plan (SWMP) is present	Compliant				
	(f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Approved CC1	Compliance Report.	Section 5.10 of the Aboriginal Cultural Heritage Management Plan (ACHMP) contains an unexpected finds protocol. Appendix 4 of the CEMP contains an unexpected contamination procedure for previously unidentified contamination.	Compliant		LOR to submit to PCA for approval and submit to Planning Secretary	SZ	
	(g) 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.		Compliance Report.	Waste classification is covered in section 3 of the WMP.	Compliant				
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and submitted to the Planning Secretary.	Approved CC1	Compliance Report.	A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of CEMP.	Compliant			SZ	
B19	The Construction Traffic and Pedestrian Management Sub-plan must address, but not be limited to, the following:	Approved CC1	Compliance Report.	Noted - CPTMP has been sent to council, RMS and SCO within TfNSW.	Compliant			SZ	
	(a) be prepared by a suitably qualified and experienced person(s);		Compliance Report.	Completed by GTA Consultants a traffic consultancy in Australia.	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(b) be prepared in consultation with Council, RMS and the Sydney Coordination Office within TfNSW;		Compliance Report.	An email from TfNSW (dated 6/03/2019) was sighted during the audit regarding approval of CPTMP. TfNSW advised of cumulative impacts from other construction projects. An email from Roads and Maritime Services (dated 26/02/2019) was sighted during the audit. Roads and Maritime recommended some additional measures to improve the CPTMP. Email evidence of multiple request for comments from City of Sydney (dated 13/03/2019, 4/03/2019 and 26/02/2019) was sighted. Email evidence was sighted from City of Sydney Council (CoS) dated 26/03/2019 from Maria O'Donnell, Sepcialist Planner at CoS, who advised that CoS had reviewed and accepted the Construction Traffic & Pedestrian Management Plan (Reference: 1 N139983, Revision B) dated 6 March 2019, prepared by GTA Consultants. CoS advised should any other consultation and endorsement required by the condition result in a different version of the management plan, it is expected that this alternate version be submitted to the CoS for review.	Compliant	Awaiting approval from RMS TfNSW	LOR to submit		
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;		Compliance Report.	Construction traffic management is covered in section 4 of the CPTMP.	Compliant				
	(d) detail heavy vehicle routes, access and parking arrangements;		Compliance Report.	This is detailed in section 3.5, 3.10 of the CPTMP.	Compliant				
	(e) include a Driver Code of Conduct to:		Compliance Report.	This is detailed in section 3.11 of the CPTMP.	Compliant				
	(i) minimise the impacts of earthworks and construction on the local and regional road network;		Compliance Report.		Compliant				
	(ii) minimise conflicts with other road users;		Compliance Report.		Compliant				
	(iii) minimise road traffic noise; and		Compliance Report.		Compliant				
	(iv) ensure truck drivers use specified routes;		Compliance Report.	This is detailed in section 4.7 of the CPTMP.	Compliant				
	(f) include a program to monitor the effectiveness of these measures; and		Compliance Report.		Compliant				
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		Compliance Report.	This is detailed in section 4.8 of the CPTMP.	Compliant				
B20	The Construction Noise and Vibration Management Sub-plan must address, but not be limited to, the following:	Approved CC1	Internal QA review	Completed by Resonate Consultants.	Compliant			SZ	
	(a) be prepared by a suitably qualified and experienced noise expert;		Compliance Report.		Compliant				
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Internal QA review	This is detailed in section 6.1 of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant				
	(c) outline how noise and vibration impacts would be monitored during construction		Compliance Report Section 7.3 of CNVMP.	This is detailed in section 7.3 of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Compliance Report Section 7.3 of CNVMP.	This is detailed in section 6.1 of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant		LOR - Construction		
	(e) include strategies that have been developed with the community for managing high noise generating works; and		Compliance Report Section 7.3 of CNVMP.	This is detailed in section 6.2 and Appendix B of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(f) describe the community consultation undertaken to develop the strategies; and		Compliance Report Section 7.3 of CNVMP.	This is detailed in section 6.3 and Appendix C of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant				
	(g) include a complaints management system that would be implemented for the duration of the construction.		Compliance Report Section 7.3 of CNVMP.	This is detailed in Appendix C of the Construction Noise and Vibration Management Plan (CNVMP).	Compliant				
B21	The Construction Waste Management Sub-plan must address, but not be limited to, the following:	Approved CC1	Records or a material register will be retained, detailing the quantity and classification of spoil material removed	Waste sources are detailed in section 4.1 of the WMP. Waste minimisation and recycling is covered in section 4.2 of the WMP. Section 4.3 of the WMP states that	Compliant	LOR to submit	LOR - Construction	JA/SZ	
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;		Tracking of all asbestos waste is to be in accordance with the NSW EPA asbestos waste monitoring requirements. Records or a material register will be retained detailing the quantity and classification of spoil material removed from the site.	Section 6 of the WMP describes Hazardous Material and Asbestos handling and removal.	Compliant				
	(b) removal of hazardous materials including asbestos, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works.								
B22	The Construction Soil and Water Management Sub-plan must address, but not be limited to, the following:	Approved CC1			Compliant	LOR to submit	LOR - Construction	JA/SZ	
	(a) be prepared by a suitably qualified expert, in consultation with Council;		Compliance Report.	Email evidence of requests for comments from City of Sydney (dated 4/03/2019 and 26/02/2019) was sighted during the compliance review. CoS Council have confirmed acceptance of the CSWMP. Evidence provided via email from Maria O'Donnell dated 26/03/19.	Compliant				
	(b) describe all erosion and sediment controls to be implemented during construction;		ERSED control will be monitored via site inspections and through the monthly environmental reporting.	ERSED control are detailed in section 5.1 of the SWMP.	Compliant				
	(c) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the site);		Site inspection records and through monthly environmental reporting.	Wet weather conditions are covered in section 5.1.4 and 5.3.3 of the SWMP.	Compliant				
	(d) detail all off-Site flows from the site; and		No water is to be discharged off site until it is tested. Water is to be tested and treated as necessary to meet the water quality criteria specified in section 5.3.2 of the SWMP.	Offsite discharge is covered in section 5.3.2 of the SWMP.	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.		Monitoring of weather forecasts and during rainfall events. Site inspection records.	Measures to be implemented in flooding situations are covered in section 5.3.3 of the SWMP. Control measures specified have been designed to remain operational in the event of 1 in 100 year ARI, and in turn also provide adequate protection against less destructive rainfall events including 1 in 1 year ARI and 1 in 5 year ARI.	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B23	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B 17 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Approved CC1	Compliance Report. Monitoring asbestos removal works to ensure the required controls are implemented.	Appendix 4 of the CEMP contains an unexpected contamination procedure for previously unidentified contamination. The protocol states that: 'Prior to disposal of asbestos and contaminated material offsite, the material should be tested against the Waste Classification Guidelines and disposed as per classification status, using an EPA licensed transporter and to an EPA licensed waste facility that can accept the waste. The disposal location and results of testing must be submitted to the Planning Secretary, prior to its removal from site. Refer to "Waste ERAP", for further waste assessment, classification, tracking, disposal and record keeping requirements '. Sighted asbestos visual clearance report for ACM stockpile removal dated 22/12/20 and waste classification for removal of these stockpiles. Record of waste disposal was sighted in the Material Waste Tracking Register and a sample of waste disposal dockets were observed to confirm these requirements.	Compliant		LOR - Construction	KW	
B24	Asbestos Works Management Plan Prior to the commencement of construction, the Applicant must prepare an Asbestos Works Management Plan that includes stringent requirements for controlling dust emissions in the development site so as not to affect adjoining land. The Asbestos Works Management Plan is to be reviewed and considered appropriate by the accredited site auditor.	Approved CC1	Compliance Report. Monitoring asbestos removal works to ensure the required controls are implemented.	Received: LOR Asbestos Management plan 'Asbestos Works Management Plan 2019 '	Compliant		LOR - Construction	KW	
B25	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority), and ensure that construction traffic associated with the development minimised on-street parking or the use of public parking facilities.	Approved CC1	Compliance Report.	This is detailed in section 3.4, 3.6 and 3.10 of the CPTMP.	Compliant	LOR to submit	LOR - Construction	MH	
B26	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department and Certifying Authority upon request.	As requested	Compliance Report.	Records will be kept and provided to DPE and PCA upon request. Evidence of imported material register and dockets were reviewed as part of this audit. This included VENM/ENM classification reports for imported fill.	Compliant	Records will to be kept and provided to DPE and PCA upon request	LOR - Construction	MH	
B27	Stormwater Management Prior to the commencement of above ground works of the new building, a detailed drainage engineering design, calculations and design for the stormwater overland flow path for the development must be:	Approved CC2	Internal QA review Compliance Report	Email from City of Sydney on 23/05/2019 "The proposed method of collection & disposal of stormwater via two proposed connections to Sydney Water assets have raised no objection by Sydney Water. However a formal approval was	Compliant			LH	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater;		Compliance Report	<i>Sydney Water. However a formal approval was not issued by Sydney Water. We note that a connection to City of Sydney assets were not proposed. City of Sydney have no objection to the proposed approach, however a Sydney Water connection approval must be submitted prior to</i>	Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(b) prepared in accordance with the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies, as amended from time to time; and		Compliance Report	<i>any stormwater works being carried out on site .'</i> Email on 30/5/19 from CoS Council includes the 96-148 City Road, Darlington (University of Sydney) Stormwater Drainage - Letter of Approval, dated 24 May 2019, stating the proposed method of collection and disposal of stormwater is acceptable. The proposed connection to Sydney Water stormwater systems as shown on the drawings is acceptable.	Compliant		LOR - Civil Design		
	(c) submitted to and be approved by the City of Sydney and a copy of the City's letter of approval must be provided to the Certifying Authority.		Compliance Report		Compliant				
B28	For approval of a connection into the City of Sydney's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the City, together with an application fee in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The application must be approved by the City of Sydney prior commencement of construction. All proposed connections to the City's underground drainage system require the owner to enter into a Deed of Agreement with the City of Sydney and obtain registration on Title of a Positive Covenant prior to occupation of the building.	N/A	Compliance Report.	Email from City of Sydney on 23/05/2019 <i>'The development is not proposing a stormwater connection to City Of Sydney assets. The proposed connection is to Sydney Water assets therefore "Application for approval of stormwater drainage connections" is not required.</i> <i>There is no proposed connection to the City's underground drainage system, hence a Deed of Agreement is not required'</i>	Compliant		LOR/USYD	LH	
B29	The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval by Sydney Water of the detailed design of the on-site detention must be submitted to and be accepted by the City of Sydney and a copy of the City's letter of acceptance must be provided to the Certifying Authority prior to commencement of above ground works of the new building.	Approved CC2	Compliance Report.	Email from City of Sydney on 23/05/2019 <i>'Sydney Water approving an On-Site Detention have been received. No further information is required'</i> Received: Letter from Sydney Water on 09/05/2019 for On Site Detention Approval in regards to Flood Storage Basin D and found it to meet Sydney's Water requirements.	Compliant	Upon completion of the work, LOR to submit a certified report from a qualified engineer indicating that the On Site Detention arrangement (Basin D) has is complete as per the submitted letter by Bonacci on the 08/05/2019.	LOR - Civil Design	LH	
B30	Prior to commencement of above ground works of the new building, a stormwater quality assessment must be undertaken and must be approved by City of Sydney and a copy of the City's letter of approval must be provided to the Certifying Authority. The stormwater quality assessment must:	Approved CC2	Compliance Report.	Received: Email correspondence from the City of Sydney Council 21/05/2019 'We are currently reviewing the Sydney Water quality assessments & will get back to you shortly. Also please note that the SW connection approval from Sydney Water must be submitted to the Council prior to works being carried out.'	Compliant	All drainage work is to be carried out in accordance with AS/NZS 3500.3:2003-Stormwater Drainage Systems, Plumbing and Drainage Code of Practice (so far as the Code is applicable to that work) as per Clause 6 of the Local Government (Water, Sewerage and Drainage) Regulations 1993 and shall be Refer to conditions in CoS Letter dated 24 May 2019	LOR - Civil Design	LH	
	(a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design;	Approved CC2	Compliance Report.	As per SoC Letter dated 24 May advised "The stormwater quality assessment as documented in	Compliant		LOR - Civil Design		
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent);	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		
	(c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post development pollutant loads:	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		
	(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;	Approved CC2	Compliance Report.	Received: Email correspondence from the City of Sydney Council 21/05/2019 'We are currently reviewing the Sydney Water quality assessments & will get back to you shortly. Also please note that the SW connection approval from Sydney Water must be submitted to the Council prior to works being carried out.'	Compliant		LOR - Civil Design		
	(ii) reduce the baseline annual pollutant load for total suspended solids by 85%;	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		
	(iii) reduce the baseline annual pollutant load for total phosphorous by 65%;	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		
	(iv) reduce the baseline annual pollutant load for total nitrogen by 45%; and	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		
	(d) include certification from a suitably qualified practicing professional that the requirements of parts (a), (b), and (c) of this condition have been met.	Approved CC2	Compliance Report.		Compliant		LOR - Civil Design		

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	Planning Finished Floor Levels								
B31	All accesses and entry points to the habitable building is to be protected from the relevant 1% AEP flood level plus 0.5m. Flood Barriers will not be supported as a protection method.	Approved CC2	Compliance Report.	Bonacci Civil investigated Northern Kerb adjustments to divert overland flow. Bonnaci Civil Report demonstrates the design complies with this conditions.	Compliant		LOR - Civil Design	LH	
B32	All openings and accesses points to the proposed car basement/delivery area shall be protected up to the 1 %AEP flood level plus 0.5m or Probable Maximum flood level, whichever is greatest.	Approved CC2	Compliance Report.	Bonacci Civil investigated Northern Kerb adjustments to divert overland flow. Bonnaci Civil Report demonstrates the design complies with this conditions.	Compliant		LOR - Civil Design	LH	
B33	Any material used for the habitable/non-habitable floor level below the flood planning levels for each respective flood level shall be comply with the flood compatible materials under section 6 - flood compatible materials of the Council's Interim floodplain Management Policy dated May 2014.	Approved CC2	Compliance Report.	Cox to confirm material finishes selection against CoS Interim Floodplain Management table. Cox compliance certificate and documentation evidence signed on 23/05/2019.	Compliant		LOR - Design	SZ	
B34	A design certification report is to be prepared by a suitably qualified practicing engineer (NPER), certifying that all accesses and entry points to the building and structures comply with the above requirements under parts (a) to (c). The report shall be submitted to and approved by the Certifying Authority and submitted to the Planning Secretary for information prior to commencement of the relevant works.	Approved CC2	Compliance Report.	Certification report was completed by Bonacci. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the Structural design Compliance certificate and associated documents by Bonacci.	Compliant		LOR - Design	SZ	
	Flood Risk Management								
B35	All electrical features including power points and other mechanical equipment is to be protected from the relevant 1 % AEP flood level. This shall be shown on the detailed plans prior to the commencement of construction.	Approved CC2	Compliance Report.	Bonnaci Civil Report demonstrates the design complies with this conditions.	Compliant		LOR - Design	SZ	
B36	All building structures relating to this development are to have their structural integrity certified for immersion and impact from hydraulic forces of floodwaters and debris confirmed up to the relevant Probable Maximum Flood level. A copy of the certification is to be submitted to the Certifying Authority prior to the commencement of construction.	Approved CC2	Compliance Report.	LOR advised that certification has been provided by Bonacci. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the Structural design Compliance certificate and associated documents by Bonacci.	Compliant		LOR - Design	SZ	
B37	The structural integrity for the proposed wall around Basin D shall be designed to withstand the impact of hydraulic forces of floodwaters and debris up to the 1 % AEP flood event. A copy of the certification is to be submitted to the Certifying Authority prior to the commencement of construction.	Approved CC2	Compliance Report.	LOR advised that certification has been provided by Bonacci. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the Structural design Compliance certificate and associated documents by Bonacci (including the civil and stormwater drawings). '190523 CC2 superstructure works design certificate to PCA structural and civil. 05/2019'	Compliant		LOR - Design	SZ	
B38	A fence shall be designed and constructed around Basin D to restrict access. The fence shall have a gate for access for maintenance purposes only. This requirement shall be reflected on the construction plans and shall be submitted to and approved by the Certifying Authority prior to the commencement of the relevant works.	Outstanding CC4	Compliance Report.	This condition was removed under Mod 2	Not triggered		LOR - Design	LH	
B39	The design of the flood mitigation measures are to be certified by a qualified structural engineer with experience in flood proofing and is to be compatible with the urban design requirements for the development set out in this development consent.	Approved CC2	Compliance Report.	LOR advised that flood mitigation measures have been certified by Bonacci. On Site Detention Approval from Sydney Water on the 08/05/2019 letter	Compliant		LOR - Design	SZ	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B40	Operational Noise - Design of Mechanical Plant and Equipment Prior to the commencement of the relevant works, the Applicant must incorporate the noise mitigation recommendations of the Noise and Vibration Assessment by Resonate, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in Noise and Vibration Assessment by Resonate.	Outstanding CC3	Compliance Report.	Received : Acoustic Design Report – 90% Design Development 'B40 - Operational Noise 2019' Received: Acoustic Design Report - IFC (100%) Design Development dated 22/06/2020	Compliant		LOR - Design	SZ	
B41	Construction Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to commencement of the removal of any waste material from the site.	Noted	Compliance Report.	An email from Roads and Maritime Services (dated 25/02/2019) was sighted during the audit. Roads and Maritime reviewed the proposed routes to be used by waste removal truck and recommended some changes to routes.	Compliant	LOR to submit.	LOR - Construction	MH	
B42	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 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3666.1 :2011 Air handling and water systems of buildings-Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment	Noted	Compliance Report.	Letter from Simon Spiteri from BSA Build HVAC, dated 21/06/2019 confirmed that all mechanical ventilation systems have been designed in accordance with National Code 2016, Part F4.5 Ventilation Rooms.	Compliant		LOR - Design	LH	
B43	Bicycle Parking and End-of-Trip Facilities Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority:	Outstanding CC3							
	(a) the provision of a minimum 70 bicycle parking spaces;			LOR provided Compliance Certification (DVC4) by COX Issued under the Building Code of Australia Evidence of suitability Part A2.2 (a) (iii). The certificate states " <i>The bicycle parking has been designed to meet User Classification C of the under Table 1.1 of AS2890.3 2015.</i> " also " <i>Lockers and showers have been provided as per the rates in the City of Sydney DCP2012 section 3.11.3(8) for 70 bike spaces. I.e 70 lockers and 7 showers.</i> "	Compliant		LOR - Design	SZ	
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;				Compliant				
	(c) the provision of end-of-trip facilities including showers and lockers are to be provided in accordance with the requirements of City of Sydney Development Control Plan 2012;				Compliant				
	(d) appropriate pedestrian and cyclist advisory signs are to be provided; and				Compliant				
	(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.				Compliant				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	Compliance Reporting								
B44	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Approved CC1	Compliance Report.	The Compliance monitoring and reporting program has been prepared by RPS. The program (dated 20 February 2019) was sighted during the audit. An email (dated 11/03/2019) requesting approval of independent auditors and compliance and reporting program was sighted during the audit. The email was send by Drew Bagnall (Senior Project Manager, Campus Infrastructure and Services, USYD) to Emmanuel Smith-Aspros (Compliance Officer, DP&E). The Department had no further feedback in relation to the IEA Program but requested that the auditors provide a written declaration of their independence from the project which was provided on 15/03/2019. A letter from Philip Smillie (PCA) (dated 13 March 2019) RE: Design Verification Certificate which included review of the compliance program.	Compliant	LOR to submit to DPE and PCA	LOR/USYD	SZ	
B45	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Noted	Compliance Report.	The previous construction compliance report was dated June 2020. Construction compliance reporting is to be within 26 weeks of the previous report. Due to delays the pre-operational compliance report has been issued as a draft dated February 2021, exceeding the 26 week period.	Non-Compliant	Administrative non-compliance. Ensure that subsequent compliance reporting is conducted within the approved timeframes.	LOR/USYD	SZ	
B46	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.	Noted	Compliance Report.	RPS submitted to LOR the first Preconstruction Compliance Report on the 15/03/2019, which was submitted to the Department within 60 days. Compliance Report is available on the Sydney University's project website. https://sydney.edu.au/about-us/campuses/transforming-our-campus.html	Compliant		LOR/USYD	SZ	
B47	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction than an operational compliance report has demonstrated operational compliance.	Noted	Compliance Report.		Not triggered	LOR to submit.	LOR/USYD	SZ	
B48	Sydney Water Compliance								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and / or easement, and if further requirements need to be met. A copy of the Sydney Water approval must be submitted to the Certifying Authority prior to works commencing,	Approved CC1	Compliance Report.	Evidence of consultation with Sydney Water was sighted during the audit including: - Notice of anticipated requirements (dated 27/02/2019) - USYD response to Syd Water submission (dated 28/9/2018) - Peer review letter by Warren Smith & Partners (27/09/2018) to say that the design is compliant with Sydney Water's guidelines for building over and adjacent to stormwater. Sydney Water has issued a set of requirements within the notice of anticipated requirements. These requirements must be met by February 2020. The notice states that the 'final development consent should be submitted to Sydney Water. Provided that there have been no significant changes you will be issued your Section 73 Certificate'.	Compliant	Final development consent should be submitted to Sydney Water.	USYD	USYD	
B49	Reflectivity The building materials used on the facades of the buildings 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 must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground building works.	Outstanding CC3	Compliance Report	LOR provided COX - Architect's Design Compliance Statement (DVC4 Façade and Fitout). In the Statement COX certifies that: The building materials used for the design of the external walls of all buildings, including additions to existing buildings, have a maximum normal specular reflectivity if visible light of 20%	Compliant		LOR - Façade	KW	
B50	Redfern-Waterloo Authority Contributions Plan 2006 In accordance with the provisions of the Redfern-Waterloo Authority Contributions Plan, within six months of the date of this consent, or timing as otherwise agreed to by the City of Sydney Council and the Planning Secretary, the Applicant shall either: (a) Pay to Urban Growth NSW Development Corporation a contribution of \$2,579,357, plus indexation between the date of approval and date of payment, in accordance with the Consumer Price Index (All Groups Index) for Sydney into the Redfern-Waterloo Fund; or (b) Prepare a program of public domain improvement works that provide a material public benefit towards a public purpose (including an outline of works and details of estimated cost) to a minimum value of the contribution payable under (a) above, to be developed in consultation with, and agreed to by, the City of Sydney Council and Urban Growth NSW Development Corporation.	Approved CC1/CC2 Approved CC1/CC3	Compliance Report.	USYD requested an extension of time from the 6 months to complete this task from the date of development consent (14/02/2019). This extension of time to satisfy the program of public domain improvement works has been approved by NSW DPIE and a suggested revised deadline of 28 February 2020 was agreed. A Works Contribution Deed, between The Council of the City of Sydney and University of Sydney, signed and executed on 5 March 2020 to fulfil condition B50.	Compliant	USYD to complete works as per the Works Contribution Deed, between The Council of the City of Sydney and University of Sydney, signed and executed on 5 March 2020	USYD	Sydney University	Ongoing as per Schedule 1 of the Works Contribution Deed. Sunset Date is 10 years from 5/3/20, therefore 5/3/30.

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
B51	Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006								
	In accordance with the provisions of the Redfern-Waterloo Authority Affordable Housing Contributions Plan, prior to commencement of works, the Applicant shall pay to Urban Growth NSW Development Corporation a contribution of \$527,535, plus indexation between the date of approval and date of payment, in accordance with the Consumer Price Index (All Groups Index) for Sydney into the Redfern-Waterloo Fund towards the provision of affordable housing in the Redfern Waterloo Area.	Approved CC1	Compliance Report.	A Receipt from USYD (dated 11/03/2019) was sighted during the audit for a payment of \$527,535.00 to the Urban Growth NSW Development Corporation.	Compliant		USYD		
Schedule 2									
Part C - During Construction									
C1	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 Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Noted	Compliance Report.	During the site Audit on 09/04/2019, 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	Compliant	All submitted documents as part of this condition will be kept in the folder.			
C2	Site Notice (a) must be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A 1) 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 must 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 Site is not permitted.	Noted	Compliance Report. Site inspection. Site inspection reports.	During the first Audit on the 09/04/2019, the site boundary had a display to inform the public of project details and satisfies the requirements of i, ii, iii and iv. This was confirmed during this audit.	Compliant	LOR to install relevant signage and share photos	LOR - Construction	BJ	
C3	Operation of Plant and Equipment 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.	Noted	Regular auditing and inspection of storage areas and materials. Pre-start checks and servicing by	Received: CEMP Section 14.9. Plant and equipment owned by Laing O’Rourke will be maintained in a safe and serviceable manner in accordance with Project Team (Operations/Construction and HSEQ) swim lane and the procedures provided in 2113 Plant	Compliant		LOR - Construction	KW	
C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 7:30am and 3:30pm, Saturdays.	Noted	Compliance Report. Number of noise complaints and the times		Compliant		LOR - Construction	BJ	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
C5	No work may be carried out on Sundays or public holidays.	Noted	these complaints are	Received: CEMP Appendix 5: Environmental control plan: · 7.00am – 6pm Mon to Fri · 7.30am – 3.30pm Sat · No work Sundays and public holidays · Rock breaking, rock hammering, sheet piling and similar activities will only be carried out between 9am to 12pm, and 2pm to 5pm Monday to Friday, and 9am to 12pm Saturday.		LOR to ensure compliance	LOR - Construction		
	Activities may be undertaken outside of the hours in condition C4 if required:		Report of incident which would require emergency services.		Compliant				
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or		Noise monitoring results as per section 3.3 and 7.3 (Table 18) of the CNVMP.						
	(b) in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or		Evidence of Secretary approval.						
	(c) where the works are inaudible at the nearest sensitive receivers; or								
	(d) where a variation is approved in advance in writing by the Secretary or her nominee if appropriate justification is provided for the works.								
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Noted	Evidence of consultation (e.g. copies of letters sent, phone records).		Compliant		LOR - Construction	BJ	
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Noted	Compliance Report.		Compliant		LOR - Construction	BJ	
	(a) 9am to 12pm, Monday to Friday;		Number of noise complaints and the times these complaints are made.						
	(b) 2pm to 5pm Monday to Friday; and								
	(c) 9am to 12pm, Saturday.								
C8	Implementation of Management Plans The Applicant must Carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Noted	Evidence of approval of CEMP and sub-plans. Compliance Report.	During the Audi, CEMP implementation was observed and noted; Spill Kits, Dust Suppression, erosion and sediment control plans, waste/materials tracking register/waste dockets, noise and vibration monitoring records, out of hours works approvals, asbestos checklist	Compliant		LOR - Construction	MH	
C9	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	Noted	CPTMP. Voyageur, LOR traffic management system.	Received: 'Construction Pedestrian and Traffic Management Plan' Section 3.5. Queuing or marshalling of construction vehicles will not be permitted on the road network, being the public road network and private USYD Darlington Campus road network	Compliant		LOR - Construction	BJ	
C10	Road Occupancy Licence A Road Occupancy Licence (ROL) must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	Noted	Evidence of ROL.	No road closures are proposed.	Compliant	If required, LOR to Traffic Management Centre for a Road Occupancy License, in consultation with Transport for NSW's Sydney Coordination Office and City of Sydney Council.	LOR - Construction	BJ	
C11	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Noted	Site inspection records. Compliance Report. Evidence of fencing, locked gates.	During the Audit fence enclosing the construction area and locked gates were adequate.	Compliant		LOR - Construction	BJ	
C12	Hoarding Requirements								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Noted	Site inspection records. Compliance Report. Photograph of site fencing and access gates.	During the first Audit, there was no advertising displayed or graffiti observed.	Compliant		LOR - Construction	BJ	
C13	No Obstruction of Public Way The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Noted	Penalty notices. Site inspection records. Compliance Report. CPTMP.	Received: ' <i>Construction Pedestrian and Traffic Management Plan 2019</i> ' Section 3.6. All construction vehicles will be loaded/unloaded within the project boundaries. All construction materials will be stored within the site boundaries.	Compliant		LOR - Construction	BJ	
	Construction Noise Limits								
C14	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 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 management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	Noted	Noise monitoring results as per section 3.3 and 7.3 (table 18) of the CNVMP. Complaints register. CNVMP. Incident register. Incident notification to relevant authority.	Received: CEMP Appendix 5: Environmental control plan: Noise & Vibration Management · Machinery and vehicles to be turned off when not in use (NO IDLING). · Non-tonal reversing beepers fitted on plant/equipment. · No swearing, shouting, dropping tools, loud music, unnecessary revving – be mindful of our neighbours/sensitive receivers.	Compliant		LOR - Construction	BJ	
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Noted	CPTMP. Voyageur, LOR traffic management system.	· Schedule respite periods for high noise/annoying activities for e.g. Break for lunch between 12 and 2pm. · If high noise/vibration complaints are received during works, notify the Site Manager immediately. Works will be assessed to determine any alternatives/additional controls.	Compliant		LOR - Construction	BJ	
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Noted	Site inspection records Compliance Report.		Compliant		LOR - Construction	BJ	
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Noted	Noise monitoring results as per section 3.3 and 7.3 (Table 18) of the CNVMP. Complaints register. CNVMP. Incident register. Incident notification to relevant authority.	LOR shared Noise Monitoring Report – No: ETP#001 03.04.19s during construction with photos of the noise levels	Compliant		LOR - Construction	BJ	
	Vibration Criteria								
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Noted	Vibration monitoring results as per section 7.3 (Table 18) of the CNVMP. Site inspection records. Complaints register. CNVMP. Incident register. Incident notification to relevant authority.	Received: CEMP Appendix 5: Environmental control plan: Noise & Vibration Management · Machinery and vehicles to be turned off when not in use (NO IDLING). · Non-tonal reversing beepers fitted on plant/equipment. · No swearing, shouting, dropping tools, loud music, unnecessary revving – be mindful of our	Compliant		LOR - Construction	MH	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.			neighbours/sensitive receivers. · Schedule respite periods for high noise/annoying activities for e.g. Break for lunch between 12 and 2pm. · If high noise/vibration complaints are received during works, notify the Site Manager immediately. Works will be assessed to determine any alternatives/additional controls.					
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition 818 of this consent.								
C21	Contamination Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following:	Approved CC1/CC2	Copies of the soil contamination investigation.	Received: ' <i>Supplementary Contamination Investigation 2018</i> ' Section 10. The filling and natural soils to a depth of 1.5 m bgl have been preliminarily classified in-situ as general solid waste (non-putrescible) with the exception of filling around TP205 that has been classified as special waste asbestos (general solid waste – non-putrescible). Received: ' <i>Geotechnical Investigation 2018</i> ' ' <i>Remediation Action Plan 2018</i> '	Compliant		LOR - Construction		
	(a) NSW EPA Sampling Design Guidelines;		Soil contamination investigation.	Received: 'Supplementary Contamination Investigation 2018' Section 5. In accordance with the NSW EPA Sampling Design Guidelines (NSW EPA, 1995) for a site of 0.75 ha a minimum of 18 samples are required to characterise the site	Compliant		LOR - Construction		
	(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;		Soil contamination investigation.	Received: ' <i>Revised Remediation Action Plan</i> ' Section 8.1. The remediation hierarchy for the site is based on Section 4.3 of Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition), NSW EPA, 2017	Compliant		LOR - Construction		
	(c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and		Soil contamination investigation.	Received: ' <i>Revised Remediation Action Plan 2018</i> ' <i>Section 13.5.</i> A validation assessment report must be prepared by a qualified environmental consultant in accordance with NSW OEH Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (2011) and other appropriate guidance documentation.	Compliant		LOR - Construction		
	(d) The National Environment Protection (Assessment of Contamination) Measure.		Soil contamination investigation.	Received: ' <i>Revised Remediation Action Plan 2018</i> ' Section 10. All works must be also undertaken in accordance with the relevant regulatory criteria. National Environment Protection Council (NEPC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) (NEPC, 2013);	Compliant		LOR - Construction		
C22	As a result of the investigations required by condition C21, if necessary, the Remedial Action Plan (RAP) is to be appropriately updated to address any identified soil or groundwater contamination.	Approved CC1/CC2	Soil contamination investigation RAP if required.	Received: ' <i>Revised Remediation Action Plan 2018</i> ' The remediation action plan was revised on the 28/11/2018	Compliant		LOR - Construction		

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
C23	A site auditor accredited under the Contaminated Land Management Act 1997 is to be engaged to review the adequacy of the site investigations and remedial action plan.	Approved CC1/CC2	Details of the peer review of the soil contamination investigation including auditor accreditation should be recorded.	Dr Ian C Swane (CPEng) EPA Site Auditor NSW, WA & NT Director, Ian Swane & Associates Phone: 0418 867 112 Email: iswane@bigpond.com	Compliant		LOR - Construction		
C24	The recommendations of the Remedial Action Plan (as reviewed by the site auditor) are to be implemented.	Approved CC1/CC2	Details of the peer review. Evidence of how recommendations have been implemented.	Received: Email from EPA of Site Audit Notification number 284 & Interim advice report #02 for statutory site audit by Dr Ian Swane review of ESAs & RAP for etp project, Sydney university, Darlington on 28/02/19	Compliant		LOR - Construction		
C25	Tree Protection								
	For the duration of the construction works:	Noted	DA consent	During the first Audit 09/04/2019 LOR provided evidence of toolbox talks records to construction staff and contractors	Compliant		LOR - Construction		
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;		Tree removal records Compliance Report evidence of council approval or incident which	Received: CEMP Appendix 5: Environmental control plan:					
	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;		Tree replacement planting details Incident notification.	VEGETATION REMOVAL HOLD POINT – No vegetation removal is permitted on-site unless approved by relevant authorities.					
	(c) all trees on the site that are not approved for removal must be suitably protected during construction in accordance with AS 4970 2009: Protection of trees on development sites and the recommendations within the Arboricultural Impact Assessment Tree Protection Specification dated 5 December 2018; and		Site inspection records Arboricultural Impact Assessment (Tree Protection Specification).	Tree protection measures installed for trees to be retained to remain for duration of works (e.g. fencing, hoarding, delineation).					
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		Site inspection records. Details of any additional arborist involvement. Arboricultural Impact Assessment (Tree Protection Specification).	Received: <i>'Arborist Impact Assessment Tree Protection Specification 2018'</i>					

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	Dust Minimisation								
C26	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Noted	Dust and air quality management is detailed in the environmental control plan (Appendix 5 of the CEMP).	Received: CEMP Appendix 5: Environmental control plan: Dust & Air Quality · Stockpiles/exposed surfaces to be compacted, wetted down or covered to prevent fugitive dust emissions.	Compliant		LOR - Construction		
C27	During construction, the Applicant must ensure that:			· All loads to be covered and tailgates fixed securely prior to leaving site (to prevent spillage or escape of dust, waste, spoil).					
	(a) exposed surfaces and stockpiles are suppressed by regular watering;		Site inspection records.	· Ensure plant and machinery is regularly checked and maintained in proper and efficient condition.					
	(b) all trucks entering or leaving the site with loads have their loads covered;		Site inspection records.	· Plant should not show visible exhaust emissions for >10 seconds. Report such observations to Site Manager immediately.					
	(c) trucks associated with the development do not track dirt onto the public road network;		Site inspection records.	· In high wind conditions – Site Manager to assess and stop works until adverse conditions					
	(d) public roads used by these trucks are kept clean; and		Site inspection records.						
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Site inspection records.						
C28	Erosion and Sediment Control								
	All erosion and sediment control measures, must 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.	Noted	An erosion and sediment control plan is detailed in section 5.1 of the CEMP. Site inspection records. Monthly environmental reporting.	Received: 'K33 - Soil Water Management Plan_v2' SECTION 5.1 Erosion and Sediment Control Environmental protection during construction will involve the installation, use and maintenance of temporary erosion and sediment control measures Observations on the day of the audit indicated sediment and erosion controls in place.	Compliant		LOR - Construction		
C29	Imported Soil								
	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	Noted	Records of the volume and type of fill used.	Received: 'K33 - Soil Water Management Plan_v2' SECTION 5.2 · Only virgin excavated natural material (VENM), excavated natural material (ENM), or other material approved in writing by the EPA is to be brought onto the site. · Accurate records of the volume and type of fill to be used must be kept. · The records must be made available to the DPE and Certifying Authority upon request. Imported Material Track Register with dockets were supplied during this construction compliance review.	Compliant		LOR - Construction		
C30	Disposal of Seepage and Stormwater								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	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 Environment Protection Authority in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Noted	Discharge records Water testing records.	<p>Received: CEMP Appendix 5: Environmental control plan: DISCHARGE OF WATER HOLD POINT – water must not be pumped on or off-site without LORAC approval (testing, treating and dewatering permit from LORAC is required) – note: Prior approval of dewatering and discharge procedure must first be obtained by the Project Team from LORAC Environmental Leader – Australia Hub.</p> <p>Received: 'K33 - Soil Water Management Plan_v2' SECTION 5.3.2 Offsite Discharge LOR engaged a vacuum pump truck to collect water from site and discharged at licenced facility. Dockets provided.</p>	Compliant	LOR to provide water discharge permit procedure if any future disposal of water is proposed.	LOR - Construction		

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
C31	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	Noted	Incident notification records. Notification records to compliance authority (OEH). Evidence of Archaeologist and Aboriginal Representative consultation.	Received: CEMP Appendix 5: Environmental control plan: · If any unexpected finds are encountered on-site for e.g. contamination (asbestos/hazardous materials), heritage finds (aboriginal artefacts/archaeological deposits/relics) STOP WORK, isolate/secure area immediately, DO NOT TOUCH MATERIAL and notify Site Manager Immediately. · Follow unexpected finds protocols on-site. Received : 'Aboriginal Heritage Impact Assessment Final 2016' 'Aboriginal Cultural Heritage Management Plan Final 2018'	Compliant	LOR to share unexpected finds protocols on-site.	LOR - Construction		
C32	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, 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 Heritage Division of the Office of Environment and Heritage.	Noted	Incident notification records. Notification records to compliance authority (OEH). Evidence of OEH approval to recommence works (if required).	Received: CEMP Appendix 5: Environmental control plan: · If any unexpected finds are encountered on-site for e.g. contamination (asbestos/hazardous materials), heritage finds (aboriginal artefacts/archaeological deposits/relics) STOP WORK, isolate/secure area immediately, DO NOT TOUCH MATERIAL and notify Site Manager Immediately. · Follow unexpected finds protocols on-site.	Compliant	LOR to share unexpected finds protocols on-site.	LOR - Construction		
	Waste Storage and Processing								
C33	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Noted	Site inspection records Monthly Environment Reporting.	Received: CEMP Appendix 5: Environmental control plan: · Construction waste to be separated into material types – use the “Right Bin or Skip” on-site · Concrete waste washout/rinse water to be disposed in designated washout areas or mobile trays (lined/contained) – do not set-up/store near stormwater drains. · Any waste generated to be removed from site to be in accordance with its waste classification status and to a licensed waste facility. · Retain records – Waste dockets, waste classification reports. · Site to be left tidy and litter free.	Compliant		LOR - Construction	BJ	
C34	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		Waste disposal records.						
C35	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.		Voyageur, LOR traffic management system. Site inspection records.						
C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Site and are prevented from entering any natural or artificial watercourse.		SWMP. Monthly Environmental reporting.						
C37	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 Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	Noted	Evidence of consultation with Safe Work NSW (if required). Details of waste disposal and details of licenced asbestos removalists.	Received: CEMP Appendix 6: Emergency preparedness and response • Implement a ‘stop work’ protocol • Quarantine suspected area • Cover or provide dust mitigation strategy • Engage licensed/approved removal and disposal • Organisation • Complete post removal verification	Compliant		LOR - Construction	BJ	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	Incident Notification, Reporting and Response								
C38	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.	Noted	Incident register Incident notification Evidence of notification including details provided to Department.	On 28 September 2020, low traces of asbestos discovered during soil testing of excess materials before the material was transported off site. This incident (Incident 34083) was notified to SafeWork NSW, and appropriate monitoring, clearance certification and waste disposal records were sighted for this incident. There was no evidence available to confirm that this was notified to NSW DPIE as required.	Non-Compliant	Recommend - compliance@planning.nsw.gov.au notified of incident of asbestos find 28 September 2020 being managed as a Safety Incident.	LOR - Construction	BJ	
C39	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.								
C40	Non-Compliance Notification								
	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. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted	Incident register. Incident notification. Evidence of notification including details provided to Department.	While there was no evidence available to confirm that Incident 34083 was notified in accordance with these requirements, it is noted that a non-compliance which has been notified as an incident does not also need to be notified as a non-compliance,.	Compliant	Recommend - compliance@planning.nsw.gov.au notified of incident of asbestos find 28 September 2020 being managed as a Safety Incident.	LOR/USYD/PCA	BJ	
C41	Revision of Strategies, Plans and Programs								
	Within three months of:	Noted	Evidence of revision/review of plans. Evidence of notification to Department that the plans have been changed. Compliance Report.	The Erosion Sediment Control Plan is being updated as construction progresses. This will trigger a revision of the CEMP and CSWMP. These documents will be submitted to NSW DPIE/PCA as required by the condiion and made publically available on USYD website.	Not triggered	In case of revision of strategies, plans and programs LOR show evidence of notification to the Department.	LOR	SZ	
	(a) The submission of a compliance report under condition B45								
	(b) the submission of an incident report under condition C38;								
	(c) the submission of an Independent Audit under condition C47;								
	(d) the approval of any modification of the conditions of this consent; or								
	(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review <i>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.</i>								
C42	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary for information within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Noted	Evidence of certifying Authority approval. Evidence of notification to Department that the plans have been changed. Evidence that this consultation has occurred within the required timeframe. Compliance Report.		Not triggered	In case of revision of strategies, plans and programs LOR show evidence of notification to the Department.	LOR	SA	

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C43	Community Engagement The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in SEARS Noise and Vibration Assessment S16785RP1 Revision D by Resonate, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Noted	Evidence of consultation. Compliance Report	Received: Community Communication Strategy Management Plan LOR developed a Complaints Management System and Procedure and a Complaints and Enquiries Register as an adjunct to this section of the Strategy.	Compliant		LOR	SZ	
	Independent Environmental Audit								
C44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Approved CC1	Evidence of Secretary approval of independent auditors. Compliance Report.	An email (dated 11/03/2019) requesting approval of independent auditors was sighted during the audit. Subsequent approval of change of independent auditor is also attached to this audit report.	Compliant		LOR	DR/SZ	
C45	No later than four weeks before the date notified for the commencement of construction an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Approved CC1	Evidence of submission to Department and Certifying Authority. Compliance Report.	LOR submitted the Independent Audit Program and all associated documents to NSW DPIE prior to construction commencing. Verbal approval was received of the Independent Auditor on 9th April 2019 and occurred formally via letter from the Team Leader Compliance, as nominee of the Secretary on 10 April 2019. RPS conducted first Audit on the 09/04/2019 and submitted report 'Sydney University Engineering and Technology Precinct Audit Report 1' on 21/05/2019	Compliant	Recommend - Update of Independent Environment Audit Program due to extension of construction program.	LOR	DR/SZ	
C46	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:	Noted	Noted.	The previous audit was completed in July 2020. The current audit was to have been undertaken within 6 months of the previous audit, however due to construction delays and delays in approval of the new auditor, this was delayed to April 2021.	Compliant		LOR	DR/SZ	
	(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Noted	Compliance Report.		Compliant		LOR	DR/SZ	
	(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Noted	Compliance Report.		Compliant		LOR	DR/SZ	
	In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the Applicant of the date upon which the audit must be commenced.	Noted	Compliance Report.		Non-Compliant		LOR	DR/SZ	
C47	Independent Audits of the development must be carried out in accordance with:	Noted	Compliance Report.	RPS conducted first Audit on the 09/04/2019 and submitted report 'Sydney University Engineering and Technology Precinct Audit Report 1' on 21/05/2019 This Independent Environment Audit was conducted to confirm compliance with the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 8636)	Compliant		LOR	DR/SZ	
	(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C46 of this consent; and	Noted	Compliance Report.		Compliant		LOR	DR/SZ	

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	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Noted	Compliance Report.		Compliant	Noted - new NSW Government PAR (2020) released that may be voluntarily complied with in addition to these conditions.	LOR	DR/SZ	
C48	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Noted	Compliance Report.	First independent Audit completed on the 09/04/2019 by RPS. LOR showed evidence of an email correspondent with the Audit attached to the University Lodgement of audit report to University occurred on 22/05/2019, Aconex correspondence dated 22/05/2019 noted.	Compliant		LOR	DR/SZ	
	(a) review and respond to each Independent Audit Report prepared under condition C45 of this consent;	Noted	Compliance Report.						
	(b) submit the response to the Department and the Certifying Authority; and	Noted	Compliance Report.						
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done.	Noted	Compliance Report.		Compliant				
C49	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Noted	Request from the Secretary.		Not triggered		LOR	DR/SZ	
Schedule 2									
Part D - Prior to Occupation or Commencement of Use									
D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to OC		Anticipated occupation date is 28th April 2021 - this was notified to the Department by Letter on Friday12th March 2021. A response from DPIE acknowledging receipt of this notification was observed as an email dated 16 March 2021.	Compliant		LOR	LH	
	External Walls and Cladding								
D2	Prior to the occupation of the building, 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 requirements of the BCA.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	
D3	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.	Prior to OC			Not triggered				
D4	Protection of Public Infrastructure								
	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Noted			Not triggered		LOR	KW	
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Noted			Not triggered		LOR	KW	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Noted			Not triggered		LOR	KW	
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required this consent.	Noted			Not triggered		LOR	KW	
D5	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is:	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	
	(a) to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure.	Prior to OC			Not triggered		LOR	KW	
	(b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:	Prior to OC			Not triggered		LOR	KW	
	<i>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</i>	Prior to OC			Not triggered		LOR	KW	
	<i>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</i>	Prior to OC			Not triggered		LOR	KW	
	c) to be forwarded to Council.	Prior to OC			Not triggered		LOR	KW	
D6	Utilities and Services								
	Before occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	

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D7	Works as Executed Plans Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
D8	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
	(a) the BCA;	Prior to OC			Not triggered		LOR	LH	
	(b) AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes;	Prior to OC			Not triggered		LOR	LH	
	(c) the development consent and any relevant modifications; and	Prior to OC			Not triggered		LOR	LH	
	(d) any dispensation granted by the NSW Fire Brigade.	Prior to OC			Not triggered		LOR	LH	
D9	Fire Safety Certification Prior to the occupation of the building, 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		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
D10	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	
	a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is 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.								
	Stormwater Quality Management Plan								
D11	An Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
	a) maintenance schedule of all stormwater quality treatment devices;								
	b) record and reporting details;								
	c) relevant contact information; and								
	d) Work Health and Safety requirements.								
D12	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.								
	Stormwater Management								
D13	Prior to occupation of the building, a Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP	Not triggered		LISVD	USYD	

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D14	All connections to the City's underground drainage system require the owner to enter into a Deed of Agreement with the City of Sydney and obtain registration on Title of a Positive Covenant prior to occupation of the building.			This is being maintained in the OC Cert tab on LTR Completion Tracker.			CSIR		

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
D15	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 must be prepared and certified by an experienced hydraulic engineer. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the issue of the final Occupation Certificate.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
D16	Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	LH	
	Outdoor Lighting								
D17	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	SZ	
D18	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.								
	Signage								
D19	Appropriate warning signage shall be placed along walkways to warn pedestrians of possible flooding prior to occupation.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	SZ	
D20	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.								
D21	Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.								
D22	No pedestrian access signs' are to be installed at each end of the service road fronting Shepherd Street, in accordance with Traffic Management Plan N 139961-02-01 by GTA consultants dated 15 August 2018.								
D23	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during construction and operation of the development;	Prior to OC			Not triggered			USYD	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the EIS.			LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.			USYD		
D24	Loading and Servicing Management Plan The Applicant shall prepare a loading and servicing management plan in consultation with the Sydney Coordination Office within TfNSW, that includes, but is not limited to: (a) details on service vehicle movements during peak periods, including the duration of stay; (b) details on how the loading area will be managed to ensure all demands can be accommodated on-site; (c) details of the management of conflicts between vehicles and pedestrians; (d) details of the management of conflicts between vehicles entering and exiting the site; (e) details on how the Applicant will restrict the height of all service delivery vehicles from suppliers to ensure vehicles will meet the 3.6m height clearance on the service access road; and (f) details of how loading dock personnel will implement a Traffic Guidance Scheme and ensure direction is provided to all HRV vehicles to perform a corrective manoeuvre around the Chemical and Hazardous Material Storage building in the service access road.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		USYD/LOR	USYD/LOR	
D25	Swept Path Conflicts Prior to occupation, service vehicle swept path conflicts 03 and 04, as identified in the letter from GTA Traffic engineers dated 7 December 2018 and submitted with the Supplementary Response to Submissions are to be resolved as outlined in that letter.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		USYD/LOR	USYD/LOR	
D26	Validation Report The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: <i>(i) comment on the extent and nature of the remediation undertaken;</i> <i>(ii) describe the location, nature and extent of any remaining contamination on site;</i> <i>(iii) sampling and analysis plan and sampling methodology;</i> <i>(iv) results of sampling of treated material, compared with the treatment criteria;</i> <i>(v) details of the volume of treated material emplaced within the containment cell and its location;</i>	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	(vi) results of any validation sampling, compared to relevant guidelines/criteria;								
	(vii) discussion of the suitability the remediated areas for the intended land use; and								
	(viii) any other requirement relevant to the project								
	Site Audit Report and Site Audit Statement								
D27	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	
D28	Within three months of submission of the Validation Report required by condition 026, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	KW	
D29	Road Damage Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must immediately be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the City's standards prior to a Certificate of Completion being issued for Public Domain Works or before occupation of the building, whichever is earlier.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		LOR	BJ	
D30	Landscaping Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) Include updated landscape plan including the modifications as per condition B4; identify that all trees are established on site prior to occupation of the premises; provide an ongoing weed control and maintenance program to maintain the existing and new vegetations; (h) describe the monitoring and maintenance measures to manage revegetation and landscaping works.	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		USYD	USYD	
D31	Flood Emergency Works An effective flood emergency response plan and procedure shall be prepared by a suitably qualified and experienced consulting engineer. The plan shall be submitted to the Certifying Authority prior to the commencement of use. A copy of the plan shall be provided to Department for record keeping purposes. The plan shall include the following:	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered		USYD	USYD	
	(a) describe the flood conditions in the vicinity of the site;	Prior to OC			Not triggered				
	(b) describe where people are directed to seek refuge above the Probable Maximum Flood level in a flooding event;	Prior to OC			Not triggered				
	(c) include a map directing students, staff and visitors to a refuge via a flood free pathway within the building; and	Prior to OC			Not triggered				
	(d) provide details (as an appendix) of all proposed flood sensors, their purpose, operation and maintenance (including the frequency of maintenance). A design certification report prepared by a suitably qualified practicing engineer (NPER), demonstrating compliance with the above requirements shall be submitted to and be approved by the Certifying Authority prior to the commencement of use. A copy of the report shall be provided to Council for record keeping purposes.	Prior to OC			Not triggered				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
D32	Prior to the issue of an Occupation Certificate, the approved Flood Emergency Response Plan shall be implemented as a Positive Covenant on the title of the property (and annexed to the positive covenant).	Prior to OC			Not triggered				
D33	Redfern-Waterloo Authority Contributions Plan 2006	Prior to OC		LOR are currently compiling the required evidence. This is being maintained in the OC Cert tab on ETP Completion Tracker.	Not triggered				
	Where a program of public domain improvement works are to be undertaken in lieu of a contribution in accordance with condition B51:	Prior to OC			Not triggered		USYD	USYD	
	(a) the works are to be delivered prior to occupation of the building to the satisfaction of City of Sydney Council, or timing as otherwise agreed by the City of Sydney Council; and	Prior to OC			Not triggered				
	(b) upon completion of the public domain works, and prior to occupation of the building (or timing as otherwise agreed to by the City of Sydney Council), evidence of the costs associated with the works is to be provided to the City of Sydney Council, Urban Growth NSW Development Corporation and the Planning Secretary.	Prior to OC			Not triggered				
D34	Ecologically Sustainable Development	Prior to OC			Not triggered				
	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Prior to OC			Not triggered		USYD	USYD	
Schedule 2									
Part E - Post Occupation									
E1	Operation of Plant and Equipment	Noted		Part E will be reviewed once the building has been occupied.	Not triggered		LOR/USYD	LOR/USYD	
	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	Community Communications Strategy								
	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following completion of construction.	Noted			Not triggered		LOR/USYD	LOR/USYD	
	Operational Noise Limits								
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Assessment by Resonate.	Noted			Not triggered		LOR/USYD	BJ	
E4	Noise associated with the operation of any plant, machinery, or other equipment on the site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of any sensitive receiver.	Noted			Not triggered				

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. 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. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	Noted			Not triggered				
E6	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Noted			Not triggered		LOR	BJ	
	Loading and Servicing								
E7	All loading and servicing is to be carried out in accordance with the Loading and Servicing Management Plan required by condition 024.	Noted			Not triggered		USYD	USYD	
E8	All loading dock activities and gas deliveries are to be restricted to between 7:30am and 6pm Mondays to Friday.								
E9	All heavy and medium rigid vehicles accessing the loading dock are not permitted to enter or leave the campus via Shepherd Street and must use Maze Crescent and Butlin Avenue. The Applicant is to ensure all such delivery vehicles are aware of and can meet necessary height restrictions to access the loading dock via this route.								
E10	Following construction of a transfer station servicing the Engineering Precinct, deliveries are not permitted to be made directly to the loading dock, but must be made to the transfer station, unless direct delivery to the building is required for safety reasons.								
E11	Outdoor Lighting Notwithstanding condition 017, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Noted			Not triggered		LOR	LH	
E12	Hazards and Risks The Applicant must ensure that the quantities of dangerous goods stored within the development or transported to and from the development will remain below the screening threshold quantities listed in the Department's Applying SEPP 33 guideline (January 2011) at all times, except for the storage of dangerous goods Class 2.1 flammable gases (pressurised) and the storage of dangerous goods Class 2.3 toxic gases.	Noted			Not triggered		USYD	USYD	
E13	The Applicant must ensure that the total storage quantity of dangerous goods Class 2.1 flammable gases (pressurised) within the development will remain below 276 kg at all times.	Noted			Not triggered		USYD	USYD	

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
E14	The Applicant must ensure that the total storage quantity of dangerous goods Class 2.3 toxic gases within the development will remain below 240 kg at all times.	Noted			Not triggered		USYD	USYD	
E15	The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with:	Noted			Not triggered		USYD	USYD	
	(a) the requirements of all relevant Australian Standards and codes of practice; and	Noted			Not triggered		USYD	USYD	
	(b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection - Participants Handbook if the chemicals are liquids.	Noted			Not triggered		USYD	USYD	
E16	In the event of an inconsistency between the requirements of condition E15(a) and E15(b), the most stringent requirement must prevail to the extent of the inconsistency.	Noted			Not triggered		USYD	USYD	
E17	Prior to storage of dangerous goods within the development, the Applicant must develop and implement the plans and systems set out under subsections (a) and (b):	Noted			Not triggered		USYD	USYD	
	(a) EMERGENCY PLAN: A comprehensive Emergency Plan and detailed emergency procedures for the development. This plan shall include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be consistent with the Department's Hazardous (b) Industry Planning Advisory Paper No. 1, 'Emergency Planning'.	Noted			Not triggered		USYD	USYD	
	(b) SAFETY MANAGEMENT SYSTEM: A comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The Safety Management System must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'	Noted			Not triggered		USYD	USYD	
E18	The Safety Management System must include and not be limited to clear procedures and systems to monitor the storage of dangerous goods within the development ensuring compliance with conditions E12 to E15 inclusive.	Noted			Not triggered		USYD	USYD	
E19	The Applicant must submit to the Planning Secretary for approval a Pre-start-up Compliance Report detailing compliance with conditions E12 to E16 inclusive one month prior to storage of dangerous goods within the development. Storage of dangerous goods within the development must not commence until approval has been given by the Planning Secretary. The report must include sufficient details on the procedures and systems to monitor the storage of dangerous goods within the development which is part of the Safety Management System referenced in condition E17(b).	Noted			Not triggered		USYD	USYD	
E20	The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports in conditions E16 and E17 within such time as the Planning Secretary may agree.	Noted			Not triggered		USYD	USYD	
	Flood safety								
E21	No toxic or other hazardous materials are to be stored below the respective Probable Maximum Flood.	Noted		Noted - Clarification on store below PMF if buildings protected	Not triggered		LOR	LH	
E22	All flood protection measures, including appropriate warning signs along walkways, are to be maintained for the life of the development	Noted			Not triggered				
E23	Fire Safety Certificate								
	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Noted			Not triggered		USYD	USYD	
E24	Landscaping								

Unique ID	Compliance Requirement	Staging Requirement	Monitoring Methodology	Evidence and Comments	Status/ compliance	Action / Recommendation	Organisation Responsible	Responsible person	Action Date
	The landscaping is to be maintained at all times following its installation in accordance with the approved Landscape Management Plan	Noted			Not triggered		USYD	USYD	
Schedule 2									
Appendix 1 - Incident Notification and Reporting Requirements									
	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS								
1	A written incident notification addressing the requirements set out below must 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 fails to give the notification required under condition C40 or, having given such notification, subsequently forms the view that an incident has not occurred.	Noted	Incident report Incident notification Evidence of incident reporting to Department and Certifying Authority.	Received: three incidents during the audit period. Refer to conditions C38 and C40. Reporting of incidents is included in the CEMP, and this was most recently provided to the Department for review 13th January 2021. Incidents not deemed reportable in accordance with the CEMP.	Not triggered		LOR/USYD		
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the Applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that Will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	Noted	Incident report Incident notification Evidence of incident reporting to Department and Certifying Authority.				LOR/USYD		
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning 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 below, and such further reports as may be requested.	Noted	Incident report Incident notification Evidence of incident reporting to Department and Certifying Authority.	Incidents not deemed reportable in accordance with the CEMP.	Not triggered		LOR/USYD		

Appendix C

Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name: Engineering and Technology Precinct Stage 1 Development

Consent Number: SSD 8636

Description of Project: Engineering Precinct Stage 1 Development, including:

- site excavation and earthworks;
- upgrade of retained southern tower;
- construction of a new eight to nine level northern wing and integration with retained southern tower;
- integration with adjacent Link Building, including new loading dock and storage area;
- external gas storage areas;
- landscaping works including:
 - replacement of existing carpark with new southern plaza open space area;
 - embellishment and upgrading of existing open space areas adjoining the building;
 - tree removal and replacement planting; and
- utilities and infrastructure connection works.

Project Address: Sydney University, J03 Electrical Engineering Building, Maze Crescent, Darlington 2008. The University of Sydney, Darlington Campus (Part Lot 1 DP 790620)

Proponent: The University of Sydney

Title of Audit: Independent Environment Audit Report 5

Date: Thursday 29 April 2021

Declaration:

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a. Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

REPORT

- b. The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor: Ian Richardson

Signature:



Qualification: BEnvSc, Exemplar Global Lead Environmental Auditor

Company: RPS Australia East Pty Ltd

Company Address: Unit 2A, 45 Fitzroy Street, Carrington NSW 2294