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**FINAL INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**

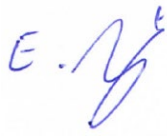

UNSW Cliffbrook Campus, 45-51 Beach Street,
Coogee, NSW
Stage 1 - Refurbishment of the CC3 Heritage listed
building

University of New South Wales
15 February 2022

21281 R2

Quality Management

Document Distribution

Issue/Revision	Issue 1	Revision 1
Remarks	DRAFT	FINAL
Date	9 February 2022	15 February 2022
Prepared by	Edward Munnings	Edward Munnings
Signature	DRAFT	
Reviewed by	Cheryl Halim (Lead Auditor)	Cheryl Halim (Lead Auditor)
Signature	DRAFT	
File reference	21281 Draft R2 IEA Report SSD8126 UNSW Coogee 9Feb22	21281 Final R2 IEA Report SSD8126 UNSW Coogee 15Feb22
Distribution	<ul style="list-style-type: none"> • University of New South Wales • Geosyntec Electronic File 	<ul style="list-style-type: none"> • University of New South Wales • DPIE • Geosyntec Electronic File

This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by the University of New South Wales (UNSW) to conduct an Independent Environmental Audit (IEA) of the Stage 1 (CC3 Building) development, which is part of the proposed the UNSW Cliffbrook Campus, located at 45-51 Beach Street, Coogee, NSW ('the site'). The appointed building contractor is Belmadar.

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of 215 m².

This audit is the first IEA of the construction phase for the project and only covers the Stage 1 (CC3 Building) refurbishment. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions B47 and B48 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD8126) ('SSD Approval') issued 19 February 2018 and subsequent modifications. It is understood that Modification 2 dated 29 September 2021 is applicable to the Stage 1 development for the refurbishment of Building CC3.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 19 January 2022.

A total of 136 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 53 items
- Number of non-compliances = 4 items
- Number of non-triggered = 79 items

In addition, the Audit assessed 40 items with regard to the implementation and compliance with Site's construction environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 20 items
- Number of non-compliances = 0 items
- Number of non-triggered = 20 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

Table of Contents

1	Introduction	6
2	Audit Methodology	9
3	Audit Findings	11
4	Recommendations and Opportunities for Improvements	24
5	Limitations	25

Appendices

Appendix A	Figures
Appendix B	Auditor Declaration
Appendix C	Correspondence
Appendix D	Record of Meeting and Agenda
Appendix E	Photographs
Appendix F	Audit Table

Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment (previously DP&E)
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPIE or delegate.
NSW CoA	NSW DPIE Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.

Term	Description
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by the University of New South Wales (UNSW) to conduct an Independent Environmental Audit (IEA) of the Stage 1 (CC3 Building) development, part of the proposed the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site'). The appointed building contractor is Belmadar.

The boundary of the Stage 1 development site covered by this IEA is provided in Appendix A, and occupies an area of 215 m².

1.1 Background

The audit site is located within the Stage 1 (CC3 Building) development, part of the proposed the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW.

The Stage 1 (CC3) Building development includes refurbishment of a State heritage listed building, including the:

- Removal of the bi-fold doors in the openings in the eastern elevation and replacement with double doors for accessible access.
- Restoration of stone works.
- Removal and reconfiguration internal wall.
- Installation of new floor finish and operable wall.
- Removal and installation of a new kitchenette.
- Shutdown and shifting of an electrical switchboard.
- Maintenance, removal and replacement of roof.

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Dr Cheryl Halim	Lead Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) • BE (Chemical) • PhD (Chemical Engineering)
Jack Braithwaite	Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) • BSc (Hons) (Biochemistry and Molecular Biology)
Edward Munnings	Auditor <ul style="list-style-type: none"> • Bachelor of Environmental Science & Management

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit is the initial Construction Audit, completed within 12 weeks of the commencement of construction (which commenced on 26 November 2021).

The construction of the project is anticipated to be three months, with completion targeted by March 2022.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions B47 and B48 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD 8126) ('SSD Approval') issued 19 February 2018, which state:

B47	<p>No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of ASINZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development, unless otherwise agreed by the Secretary.</p>
<hr/>	
B48	<p>All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <ol style="list-style-type: none"> a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; b) assesses whether the development is complying with the terms of this consent; c) reviews the adequacy of any document required under this consent; and d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent. <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p>

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

This IEA Program, as submitted to DPIE, was implemented with the following physical and temporal boundaries:

- **Physical boundary:** The site comprises Stage 1 development area, occupying approximately 215m² and is located within Part Lot 1 DP109530. The boundary of this Audit is shown in the site plan included in Appendix A. The site is a current existing university building under refurbishment. The Audit also included observation of the general surrounding area for construction impacts.

- Temporal boundary of the audit is for the duration of the construction phase. The construction of the Project is anticipated to take 3 months, commencing in November 2021 with completion targeted by February-March 2022.

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 8126 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPIE, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

1.5 Audit Period

This Audit comprises the initial IEA for the site and covers a review period of environmental performance from the commencement of construction (26 November 2021) and the time of the site inspection/audit (19 January 2022), and the review of additional information up to 9 February 2022.

1.6 Environmental Representative

Belmadar was engaged by UNSW to conduct civil construction works.

Brett Drew from Belmadar was the appointed Environmental Representative, who assisted Geosyntec during this Audit process.

Amber Greenhalgh from UNSW also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPIE

The Environmental Audit team was notified to the DPIE via the Project Portal on 5 November 2021 and approved by DPIE in letter dated 22 November 2021, respectively. Correspondence is attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Geosyntec (25 November 2021) Independent Environmental Audit Program for UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW Stage 1 - Refurbishment of the CC3 Heritage listed building (Ref: 21281 R1) ('Audit Program') was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems. The Audit program outlined the Audit scope, as listed in Section 1.4 of this report.

2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted onsite on 19 January 2022. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow up.
- Site walkover and inspection of environmental controls implemented at the Site.
- Review of complaints registers for the project.

2.3.3 Closing Meeting

The closing meeting was held on 20 January 2022. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key preliminary findings and the timing for the Audit Report. A copy of this is provided in Appendix D.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 9 February 2022.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 15 February 2022.

2.4 Interviews

Interviews with construction project personnel conducted on 19 January 2022. The following personnel were interviewed:

- Brett Drew (Belmadar (Director), Environmental Representative for this Audit)
- Amber Greenhalgh (UNSW (Development Manager))

2.5 Site Inspection

The site inspection was conducted by 19 January 2022, accompanied by the Hamish Kearns (Belmadar). The site inspection comprised a walkover of the construction footprint, as well as the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DPIE, Randwick City Council (Council), Heritage NSW via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following assessment categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
B16 Heritage Items – Archival Recordings	Weir Phillips Heritage and Planning (2021) Photographic Archival Recording, UNSW Cliffbrook Campus- Former Garage No. 45-51 Beach Street, Coogee (Ref: J4913)
B17 Heritage Interpretation Plan	Weir Phillips Heritage and Planning (2021) Cliffbrook, No. 45 Beach Street, Coogee Interpretation Plan (Ref: J4913)
B18 Aboriginal Archaeological Management Plan	Based on the information provided in Urbis (15 March 2021) Staging Plan, this is not required for Stage 1 of the development.
B21 Pre-Construction Dilapidation Report	TTW (2021) Structural Pre-Construction Dilapidation Report, UNSW Cliffbrook Campus – Heritage Building (CC1) including Sandstone garage (CC3), Boundary walls and External pavements (Ref: 201648 SAAA)
B32 Report Detailing ESD JHA (2021) Letter (Ref: Condition B32 – ESD Services Certificate of Design) Measures	
B33 Construction Environmental Management Plan	Belmadar (2021) Environmental Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project (Ref: BCC Environmental Management Plan UNSW Cliffbrook Estate Rev 03)
B35 Construction Noise and Vibration Management Plan	Belmadar (2021) Noise and Vibration Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project Revision - 04 (Ref: Noise and Vibration Monitoring Plan UNSW CC3 Rev004)
B37 Construction Waste Management Plan	Belmadar (2021) Waste Management Plan, UNSW Cliffbrook Estate Building CC3 Project (Ref: Waste Management Plan UNSW Cliffbrook Estate Rev03)
B39 Construction Traffic and Pedestrian Management Plan	Belmadar (2021) Traffic Management Plan, UNSW Cliffbrook Estate Building CC3 Project (Ref: Traffic Management Plan UNSW CC3 Rev001)
B46 Pre-Construction Compliance Report	Belmadar (2021) Pre-Construction Compliance Report, UNSW Cliffbrook Campus (Ref: Pre-Construction Compliance Report Rev00)

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 136 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 53 items
- Number of non-compliances = 4 items
- Number of non-triggered = 79 items

In addition, assessment of 40 items with regard to the implementation and compliance with Site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 20 items
- Number of non-compliances = 0 items

- Number of non-triggered = 20 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

UNSW and Belmadar confirmed that no Agency notices, orders, penalty notices or prosecutions were received during the Audit period.

3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions identified are provided in Table 3.2.

Table 3.2. Non-Compliances to SSD Consent Conditions

Geosyntec ID	Document	SSD Condition No.	Details of Non-Compliance	Recommendations
G5	SSD	A5	This item is considered to be non-compliant as consultation for some of the management plans with Council (Construction and Vibration Management Plan, Traffic Management Plan) was not conducted prior to the commencement of the construction.	None, as the documents have now been submitted to Council, noting that construction is well progressed.
G60	SSD	B35	This item is considered non-compliant as the Construction Noise and Vibration Management Plan was submitted to Council and DPIE after the commencement of construction, with no evidence of consultation with Council.	None, as the documents have now been submitted to Council, noting that construction is well progressed.
G66	SSD	B41	The item is considered non-compliant as a toll free number has not been provided. It is noted that UNSW is not proposing to provide a toll free number due to the short duration of the project.	None, as the construction will be completed within the next month.
G72	SSD	B47	This item is considered non-compliant as the Audit Program was provided less than 1 month prior to construction commencing (outside the timing required by this condition) as the Auditor was only engaged and approved within that period. Based on the information provided by UNSW, approval for delayed submission of the Audit Program was sought to DPIE as soon as the delay was anticipated on 15 November 2022.	None, as the DPIE has accepted the Audit Program with no comment.

3.5 Assessment from Previous Audits

There is no previous Audit for the site.

3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DPIE, Council and Heritage NSW. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- No response was received from DPIE or Heritage NSW.
- Council provided feedback on items to be addressed as part of the First Audit.

Stakeholder feedback and Geosyntec's assessment findings are presented in Table 3.3.

Table 3.3. Consultation with Stakeholders and Evaluation Findings

Agency	Feedback	Document Supplied by Belmadar	Geosyntec's Assessment
Council	Council correspondence dated 18 January 2022 stated: Council's Health, Building and Regulatory Services has provided the following requirements that need to be observed as also detailed in the relevant conditions of development consent for the project		
	1. All works and the land must be remediated to meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) and the following requirements must be complied with regards to the site investigation, remediation and validation. Works shall be carried out in accordance with the requirements of the Contaminated Land Management Act 1997, environmental planning instruments applying to the site, Guidelines made by the NSState Significant Development at W Environment Protection Authority (EPA) and NSW Planning & Environment and the Protection of the Environment Operations Act, 1997 ¹ .		Interview with UNSW and Belmadar on 19 January 2022 indicated that the works onsite comprised internal refurbishment of an existing building and does not include any soil disturbance. Therefore, this item is not considered applicable for this phase of work.
	2. Any proposed asbestos removal and groundwater dewatering activities associated with the development works should form part of the environmental investigations and site audit.	<ul style="list-style-type: none"> • Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. • Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed. 	Interview with UNSW and Belmadar on 19 January 2022 indicated that the works onsite comprised internal refurbishment of an existing building and does not include any asbestos removal or dewatering. Therefore, this item is not considered applicable for this phase of work.
	3. A copy of the Site Audit and Site Audit Report (as required under condition D2) to be submitted to Council also prior to occupation certificate being issued.	Urbis (15 March 2021) Staging Report, Redevelopment of UNSW Cliffbrook Campus (SSD 8126) states that this is not relevant to Stage 1.	The Auditor accepts that this item is not required for this phase of work.
	4. It is requested Council be consulted with prior to the development of any possible Environmental Management Plan (EMP) and comments made by Council be taken into consideration prior to finalising		No remediation has been conducted nor required at the site that would necessitate a long term environmental management plan. Stage 1 works comprise the refurbishment of existing building only.

¹ The Auditor notes there is typographical error in this question but has addressed the comment accordingly.

Agency	Feedback	Document Supplied by Belmadar	Geosyntec's Assessment
	<p>an EMP. Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Audit should form part of this consent and shall be implemented accordingly.</p>		
	<p>5. All works (including Audits) are to be undertaken in a manner that adhere to the conditions included on the consolidated consent SSD8126 particularly noting (but not limited to) Conditions B47; B48; C22; D2; AN8 and AN9.</p>	<ul style="list-style-type: none"> • Condition B47: <ul style="list-style-type: none"> - Post Approval Form (dated 5 November 2021) containing the Audit Program as an attachment, lodged as notification of preparation of the Audit Program within the one month timeframe prescribed under the condition. Audit program was dated 4 November 2021. - Request for Information in response to the above Post Approval Form (date 26 November 2021) asking for reasoning for a team of five auditors being proposed to undertake the Independent Environmental Audit. - Post Approval Form (dated 26 November 2021) containing the updated Audit Program as an attachment. - DPIE email dated 9 December 2022 stating they have no comments on the Audit Program. - Email from Urbis to DPIE dated 15 November 2022 requesting a delayed submission of Audit Program. - Email from UNSW to DPIE dated 31 January 2022, requesting the written approval of delayed submission of Audit Program. - Email from DPIE dated 2 February 2022, stating that the delayed submission request was not provided prior to the required date (1 month prior to construction commencement) and hence has not been accepted. 	<p>This item was assessed as non-compliant as the Audit Program was provided less than 1 month prior to construction commencing (outside the timing required by this condition) as the Auditor was only engaged and approved within that period. Based on the information provided by UNSW, approval for delayed submission of the Audit Program was sought as soon as the delay was anticipated on 15 November 2022.</p> <p>It is noted that no recommendation is provided as the Audit Program has been accepted by DPIE with no comments.</p>
		<ul style="list-style-type: none"> • Condition B48: <ul style="list-style-type: none"> - This audit report satisfies this condition. 	<p>This item is considered compliant.</p>
		<ul style="list-style-type: none"> • Conditions C22 and AN8: <ul style="list-style-type: none"> - Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. 	<p>No asbestos has been identified at the site that requires compliance to this condition.</p> <p>However, should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility and may</p>

Agency	Feedback	Document Supplied by Belmadar	Geosyntec's Assessment
		<ul style="list-style-type: none"> - Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed. 	<p>need tracking using the NSW EPA WasteLocate tracking system.</p> <p>Removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed asbestos removalist.</p>
		<ul style="list-style-type: none"> • Condition D2: <ul style="list-style-type: none"> - Urbis (15 March 2021) Staging Report, Redevelopment of UNSW Cliffbrook Campus (SSD 8126).states that this is not relevant to Stage 1. 	<p>The Auditor accepts that this item is not required for this phase of work.</p>
		<ul style="list-style-type: none"> • Conditions AN8 and AN9: <ul style="list-style-type: none"> - None, noting that Belmadar states that no contamination has been encountered at the site, noting that no earthworks have been conducted at the site. 	<p>This item is considered not yet triggered, noting that should this be identified, this condition must be met.</p>
		<ul style="list-style-type: none"> • Other conditions 	<p>Other conditions are assessed in this IEA, with details provided in Appendix F.</p>
	<p>6. Waste Classification: Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the Environment Operations Act ,1997 and the NSW Protection of the Environment Operations (Waste) Regulation 2014 and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines (2014). Fill material bought onto the site shall meet the relevant requirements for Virgin Excavated Natural Material (VENM) or be the subject of a (general or specific) Resource Recovery Exemption from the EPA.</p>	<ul style="list-style-type: none"> - 	<p>Interview with UNSW and Belmadar on 19 January 2022 indicated that the works onsite comprised internal refurbishment of an existing building and does not include or require the removal of any fill or soil.</p> <p>At the time of the Audit, no waste material had been disposed offsite and no material had been imported to site.</p> <p>Requirement of waste disposal and importation is provided as a recommendation of this Audit.</p>
	<p>7. Per AN8: Asbestos Removal works to be undertaken in accordance with SafeWork NSW Requirements: "All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current Work Cover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".</p>	<ul style="list-style-type: none"> • Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. • Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed. 	<p>No asbestos has been identified at the site that requires compliance to this condition.</p> <p>However, should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility.</p> <p>Removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed asbestos removalist. Disposal of</p>

Agency	Feedback	Document Supplied by Belmadar	Geosyntec's Assessment
			asbestos containing material may need tracking using the NSW EPA WasteLocate tracking system.

3.9 Complaints and Management of Complaints

Belmadar provided a complaint register, which is also available online at the Project website (<https://www.estate.unsw.edu.au/unsw-cliffbrook-campus-stables-heritage-restoration>). There was one complaint within the current Audit period as outlined in Table 3.4.

Table 3.4. Complaint Details

Date Received	Nature of Complaint	Belmadar's Response	Auditors Comment
Not reported. It is noted that the initial complaint was dated 3 January 2022, which occurred during a Public Holiday), and a second email was received on 12 January 2022	<ul style="list-style-type: none"> The letter dated 3 January 2022 mentioned drilling and chiselling since 7am on Monday 3 January 2022 and Tuesday 28 December 2022 (both Public Holidays) with dust resulting from drilling of sandstone. The email dated 12 January 2022 mentioned that work was conducted 10 days straight, including on Sunday. 	<ul style="list-style-type: none"> Letter from Belmadar dated 11 January 2022 which was emailed to the complainant issuing apology and justification for the works during the Public Holidays, which is in accordance with the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021. Belmadar also states that no drilling has occurred onsite and work was limited to painting and minimal hand tool use. Email from Belmadar dated 14 January 2022 to the complainant, which provides an apology and proposal to only carry out noisy works on Monday to Friday. Belmadar also states that dust suppression via a water mist will be used by the stone mason. Belmadar Site Rules and Requirements (24 January 2022), which has been updated to limit audible works within week days and requirements for dust suppression. 	<p>The Auditor considers Belmadar's corrective action addressed the nature of complaint to prevent similar occurrence.</p> <p>The Auditor recommends that respite periods must be conducted during noisy works. Should any equipment likely to result in offensive noise is proposed to be used, notification to neighbouring properties should occur.</p>

3.10 Incidents and Management of Incidents

No incident was reported during the Audit period.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents for the construction phase versus actual implementation of mitigation measures and impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.5.

Table 3.5. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Overshadowing	Overshadowing of adjoining residential properties particularly to the east on Battery Street.	Based on the available information, this is not relevant to Stage 1 construction.

Environmental Aspect	Requirement	Auditor's Review
	Buildings have generally been setback or designed to consider the solar access to neighbouring properties.	
Privacy	<p>Visual and acoustic privacy to the development to the north and south of the new building.</p> <p>The northern accommodation rooms and southern common lounge area contains louvres, battens and are orientated to minimise aural and visual privacy impacts.</p>	Based on the available information, this is not relevant to Stage 1 construction.
Biodiversity	<p>Assigning an Ecologist to be present on site during the clearing.</p> <p>Reducing the width of the walkway to as narrow a width as practicable (1.5m.) without reducing its purpose. Micro-siting the route of the pathway to avoid habitat which holds high habitat value. Maintaining and enhancing bushland revegetation and weed management post construction phase. A Biodiversity Management Plan has been prepared for the site and accompanies the application at Appendix M of EIS. Restoring elements of Eastern Suburbs Banksia Scrub to areas where it is considered to have formerly occurred. Facilitating an increase in the extent of locally indigenous native vegetation.</p>	Based on the available information, this is not relevant to Stage 1 construction as no earthworks are proposed.
Aboriginal Heritage and European Heritage	<p>Archaeological monitoring.</p> <ul style="list-style-type: none"> Archaeological test and/or salvage excavation where required. Reporting and Artefact Management (if required). Compile an Aboriginal Heritage Management Plan. 	Belmadar states that no earthworks have been conducted and therefore, no unexpected archaeological objects have been encountered. Minor excavation will be conducted for stormwater pipe installation which is an extension of current stormwater pipe (approximately 100mm depth) - unexpected finds will be addressed in accordance with unexpected finds protocol included in the construction environmental management plan.
Acoustics/noise	<p>Cliffbrook Campus develop and publish a Noise Management Policy.</p> <ul style="list-style-type: none"> Partition and floor specifications will be included in the detailed design stage, and compliance with NCC BCA. minimum 6mm float glass is used for the external glazing. Doors separating a sole occupancy unit from a stairway, public corridor, public lobby etc. must have an Rw not less than 30. Acoustic treatment of the mechanical plant on the lower ground, ground floor and on the roof top. Consultation with neighbouring properties particularly prior to demolition and excavation. Logging of any noise complaints received and follow up by the site manager. Preparation of a construction programme for the works, from site establishment to site works and completion. A Noise and Vibration Management Plan is to be prepared by the contractor. 	<ul style="list-style-type: none"> Belmadar (24/11/2021) Noise and Vibration Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project, Revision – 04 was prepared to manage noise and vibration during construction. Letter by TTW (dated 10 November 2021) certifying that TTW prepared the structural design for the development in accordance with relevant Australian Standards and BCA 2018 Part B1, with supporting structural drawings. PCA has provided approved Crown Building Certificate and certified/stamped architectural plans. It is noted that the work comprises refurbishment of existing building only, and no construction of a new building. Belmadar sign-in and sign-out records were provided and maintained, which indicated work was conducted within approved hours. No out of hours works had been conducted at the time of Audit, noting that there is extended construction hours in accordance with the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021. During the site inspection, site activities did not appear to generate excessive noise.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> There was one complaint received relating to construction noise during the Audit Period relating work during Public Holiday and on Sunday (see Section 3.9). Belmadar issued apology letters but noted the extended construction hours was in compliance with the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021. Belmadar also states that only hand tools were used during Public Holidays and Sunday and moving forward noisy works will only be conducted on Monday to Friday. No incidents reported to date.
Arboricultural Assessment	<ul style="list-style-type: none"> Trees 1 to 3, 5, 6, trees 9, 10, 12 to 24, 25 to 34, 53 to 65 and trees 67 to 77 be retained and protected for the duration of the works. Any excavation within or at the edge of nominated Structural Root Zone of any tree will need to be completed under the supervision of the AQF level 5 site Arborist. Supervision of the excavation of the northern basement wall for trees 16-24 will be required. If any roots 50mm+ are located the AQF level 5 Arborist should be consulted. It is recommended that all tree protection measures are in place as described in section 4 of the Arboricultural report prior to the commencement of any further works. At the end of the works period the tree will be inspected by an AQF 5 Arborist to determine if the trees have been maintained adequately. Employ construction procedures using the Australian Standard AS4970 2009 Protection of trees on development sites as a basis for tree protection as well as the site specific instructions listed in section 5 of the Arboricultural report. 	This item is not considered relevant to Stage 1 construction as no trees are proposed to be removed.
Heritage conservation	<p>An archival recording on the site should be prepared prior to the commencement of works.</p> <p>An interpretation strategy for the site should be prepared that considers the early history of the site as a private residence and its use by the AAEC.</p>	<p>The following documents have been prepared, which met the requirements:</p> <ul style="list-style-type: none"> Archival Report by Weir Phillips Heritage and Planning (dated May 2021). Weir Phillips Heritage and Planning (24 November 2021) Cliffbrook, No. 45 Beach Street, Coogee Interpretation Plan. <p>The construction work must meet the requirements of the above documents.</p>
Contamination	<p>The asbestos in soil impact be managed without disturbance by developing and implementing a site-specific Asbestos Management Plan, and inclusion of the asbestos in soil locations on a site asbestos register.</p>	<ul style="list-style-type: none"> No asbestos or contamination has been identified at the site to date. It is noted that the proposed excavation at the site only comprises shallow excavation for stormwater pipe installation. However, should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility. Removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed

Environmental Aspect	Requirement	Auditor's Review
		<p>asbestos removalist. Disposal of asbestos impacted material may need tracking using the NSW EPA WasteLocate tracking system.</p> <ul style="list-style-type: none"> • Fill material brought onto the site shall meet the relevant requirements for Virgin Excavated Natural Material (VENM) or NSW EPA Resource Recovery Exemptions. • No fuel or chemicals were observed at the site. • A generator was present onsite, but no evidence of fuel was observed as the generator was not yet used.
Geotechnical	Implementation of the recommendations contained in Section 5 of the Geotechnical Assessment report prepared by Pells Sullivan.	This item is not considered relevant to Stage 1 construction as the current work only involves internal refurbishment of an existing building.
Water management	<p>Manage any impacts from stormwater including:</p> <ul style="list-style-type: none"> • Implement stormwater concept. • Discharge into the existing Council stormwater pit. • Improve quality of stormwater through WSUD including grassed swales, open turf areas, gross pollutant traps and collection and reuse of clean roof water. 	<ul style="list-style-type: none"> • No earthworks have been conducted to date, noting that the proposed earthworks only comprises a shallow excavation for stormwater pipe installation. • Erosion and sediment controls were observed on the stormwater drain outside the site boundary. No sediments were observed in stormwater drains. • No water or sediment complaints or incidents reported to date.
Waste	<p>Minimise excessive waste generation by:</p> <ul style="list-style-type: none"> • Waste generated during construction for disposal to be removed by a licensed waste contractor and disposed of in a licensed landfill facility if/as required. • Segregate and recycle solid wastes generated by construction activities Reduce wastes by selecting, in order of preference, avoidance, reduction, reuse and recycling. • Make purchasing decisions that consider recycled products. • Consider measures and performance based targets for reduction, reuse and recycling. 	<ul style="list-style-type: none"> • Belmadar (22 November 2021) Waste Management Plan, Project: UNSW Cliffbrook Estate, 43 Beach Street Coogee NSW 2034 was prepared to manage waste during construction. • No waste was observed onsite, noting that no excavation has occurred to date. Belmadar states that no waste has been generated to date, and that waste disposal will be conducted in accordance with the Waste Management Plan. • Belmadar confirmed that no asbestos was encountered to date.
Traffic and transport	<p>No mitigation measures identified by EIS.</p> <p>The Auditor assessed implementation of the Belmadar (18 November 2021) Traffic Management Plan UNSW Cliffbrook Estate Building CC3 Project</p>	<ul style="list-style-type: none"> • Belmadar (18 November 2021) Traffic Management Plan UNSW Cliffbrook Estate Building CC3 Project was prepared to manage traffic and pedestrian transport during construction work. • Traffic access and flow were observed to be adequate. • No major occurrence of soil/silt observed on public roads at the time of the site inspection. • No traffic complaints or incidents reported to date.
Dust and air quality	<p>No mitigation measures identified by EIS.</p> <p>The Audit assessed implementation of the mitigation measures provided in the CEMP.</p>	<ul style="list-style-type: none"> • No excavation work has occurred to date. • No idle equipment or vehicles observed. • Belmadar will be completing weekly inspection of the project, which includes dust. • One complaint received regarding dust (see Section 3.9). Belmadar issued a statement that dust suppression will be conducted via water mist during work by stone mason. This was included in the updated Belmadar Site Rules and Requirements (24 January 2021).

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> The Belmadar Site Rules & Requirements have been sighted, which provide requirements for dust and air quality. No incidents reported to date.

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observations of site conditions and proposed work area.
- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practises.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Belmadar's environmental inspection records
- Complaint records and evidence of investigation and follow up
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, UNSW and Belmadar demonstrated a high level of understanding of the requirements for environmental management with adequate record keeping.

The key strengths demonstrated in the project include:

- UNSW and Belmadar have an organised system and robust record keeping.
- It was demonstrated that both UNSW and Belmadar have a positive approach to environmental management.

- Where potential environmental issues were identified and flagged during the site inspection, UNSW and Belmadar demonstrated positive behaviour in rectifying such issues and were open to discussions on suggested improvements.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices onsite:

- Respite periods must be conducted during noisy works. Should any equipment likely to result in offensive noise be proposed, neighbouring properties should be notified.
- Should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility.
- Removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed asbestos removalist. Disposal of asbestos containing material may need tracking using the NSW EPA WasteLocate tracking system.
- Fill material brought onto the site shall meet the relevant requirements for Virgin Excavated Natural Material (VENM) or NSW EPA Resource Recovery Exemptions.
- A copy of this IEA and UNSW or Belmadar's response must be uploaded to the project website following completion of this IEA.
- All other recommendations made in the Audit Table (Appendix F) are implemented.

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

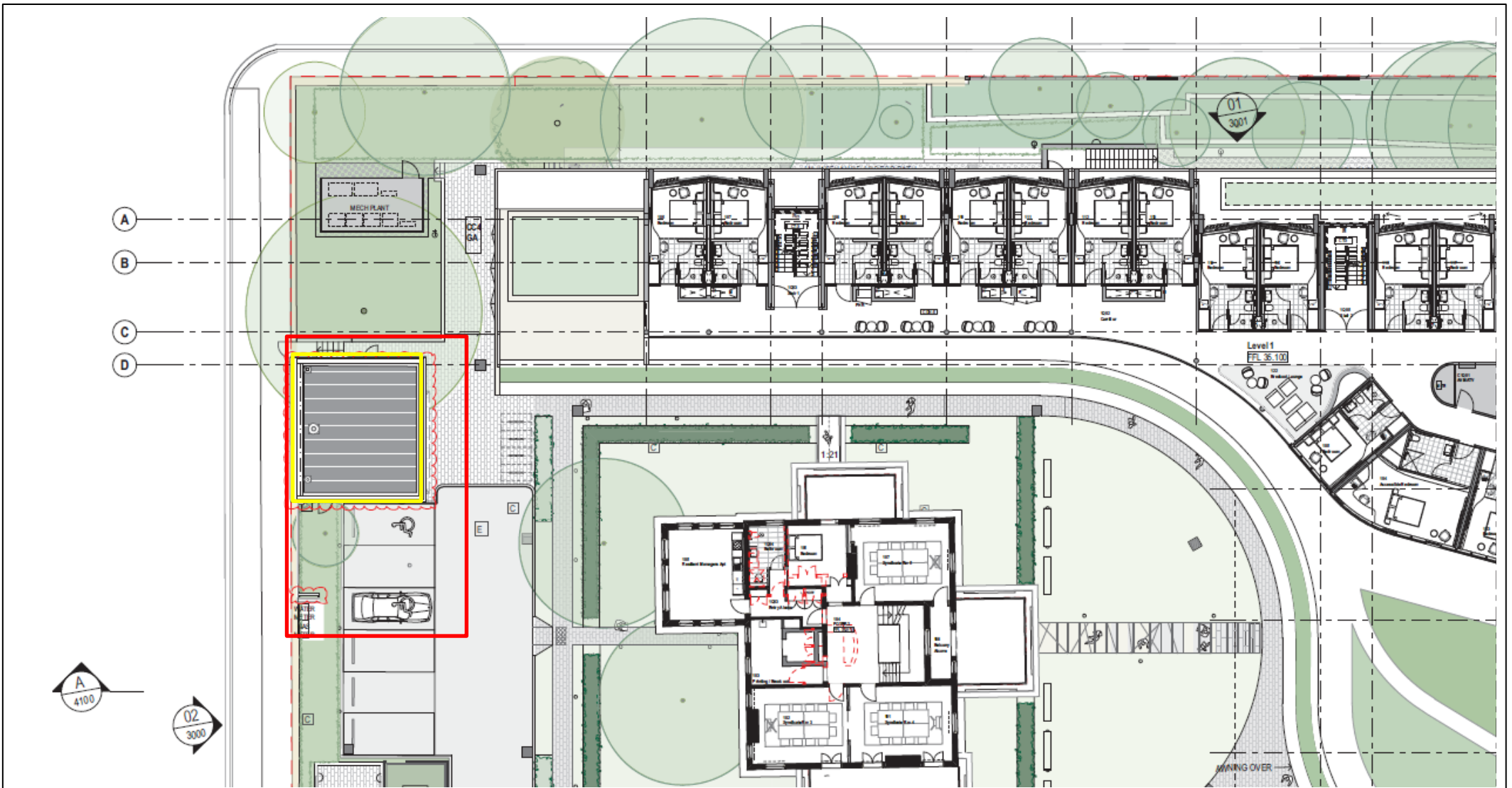
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



LEGEND

- Approximate Site Boundary
- CC3 Building location

Figure 1: Site Layout Plan

UNSW Stage 1 (CC3 Building) IEA

Site Address: UNSW Cliffbrook Campus, 45-41 Beach Street, Coogee, NSW

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Fjmtstudio (Architectural drawings).

Approx. 5 m

Datum: GDA 1994 MGA Zone 56 - AHD

Client: UNSW

Job Number: 21281

Date: November 2021

Appendix B Auditor Declaration

Independent Audit Declaration Form



Project Name	UNSW Cliffbrook Campus
Consent Number	8126
Description of Project	Stage 1 - Refurbishment of the CC3 Heritage listed building
Project Address	45-51 Beach Street, Coogee, NSW
Proponent	University of New South Wales
Title of Audit	Independent Environmental Audit of the UNSW Cliffbrook Campus (Refurbishment of the CC3 Heritage listed building)
Date	19 January 2022

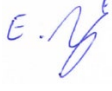
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) • BE (Chemical) • PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000
Name of Support Auditor	Jack Braithwaite
Signature	

Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766)• BSc (Environmental)
Company Address	189 Kent St Sydney NSW 2000
Name of Auditor	Edward Munnings
Signature	
Qualifications	<ul style="list-style-type: none">• Bachelor of Environmental Science & Management
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000

Appendix C Correspondence

21281 L1 SSD8126 UNSW Coogee Notification to DPIE

4 November 2021

Department of Planning, Industry & Environment

Via Project Portal

Dear Sir/Madam,

Re: Independent Environmental Audit, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales to conduct an Independent Environmental Audit project for 45-41 Beach Street, Coogee, NSW ('the site'). The site is listed as Lot 1 DP109530 and Lot 1 DP8162.

The Independent Environmental Audit is conducted to meet Conditions B47 and B48 of State Significant Development (SSD) No. 8126 and its modifications, which state:

B47 No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.

The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.

The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development, unless otherwise agreed by the Secretary.

B48 All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:

a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;

b) assesses whether the development is complying with the terms of this consent;

c) reviews the adequacy of any document required under this consent; and

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

Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The proposed audit team includes Dr Cheryl Halim as Lead Auditor, assisted by Jack Braithwaite, Edward Munnings and Diana Turner as Auditors. Rebeka Hall will act as an

Alternate Lead Auditor. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2020 is provided in Attachment B.

The lead environmental auditor and auditor/technical specialists have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

The IAPAR also requires us to conduct consultation with stakeholders. We will begin the consultation process with other stakeholders as soon as the Audit team has been approved. We will appreciate it if you can also provide any items the Department would like us to include during the Audit, other than already included in the SSD consent.

We note that Condition B47 requires submission of the Audit Program not later than 1 month before the commencement of the construction and the construction is proposed to commence in late November 2021. We have been recently engaged and will forward the Audit Program to the Department as soon as practicable.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Dr Cheryl Halim
Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)
(No. 11280933-7383767)
Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs
 Attachment B – Declaration

Attachment A – CVs



PROFESSIONAL SUMMARY

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

QUALIFICATIONS

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

Sydney Zoo, Bungarribee, NSW – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

Western Sydney University, Parramatta, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental

assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

The Shore School, North Sydney, NSW – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

Ferrovial York Joint Venture Warringah Road Expansion – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

Cumberland Council, Pemulwuy – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

Thirdl Group, 31-41 William Street, Alexandria – Audit assistance for the development of a high density residential building with basement carpark.

Bathla Group, Schofields, NSW – Audit assistance on the proposed low density residential land subdivision at Schofields.

Stockland, Marsden Park, NSW – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

EG Funds, Summer Hill, NSW – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin.

Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield.

XR Property Developments, 146-156 Botany Road, Alexandria, NSW – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

Central Coast Automotive, Gosford, NSW – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

Ceedive, Former Lithgow Pottery Estate, NSW – Audit assistance on a former pottery estate site at Lithgow.

Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

Gunnedah Council, Gunnedah Airport, NSW – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

Risk Assessment

Dahua, Waterloo, NSW – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

PDS Group, Pyrmont, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

VIG Group, Pagewood – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

Thirdl Group, Alexandria, NSW – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

Penrith City Council, Penrith, NSW – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

McNally Management, Alexandria, NSW – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

Various Caltex and Mobil Service Stations – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

Boral Limited, Confidential site – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

NSW Department of Health – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

Caltex Refinery, Kurnell, NSW – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

Site Assessment and Remediation

City of Sydney Council, Federal Park, Annandale, NSW – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

NSW Ports, Intermodal Terminal Centre at Enfield, NSW – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

PwC's Auditor Training

Certificate of Attainment

awarded to

Cheryl Halim

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



Tom Barham

Training Manager



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PROFESSIONAL SUMMARY

Rebeka Hall is a qualified Principal Environmental Scientist with specialisation in geology. Rebeka has over 20 years environmental consulting experience in a range of health, waste and pollution issues particularly the site assessment, remediation and auditing. Rebeka is an NSW EPA Accredited Site Auditor. Areas of specialisation include independent peer review, environmental compliance & due diligence auditing, Phase 1 and II soil, water, soil vapour and groundwater investigations, design and implementation of remediation systems, water quality studies, groundwater studies including pumping tests, geological interpretations, land capability studies, environmental management plans and pollution and compliance monitoring.

QUALIFICATIONS

B.Sc., Geology, University of Wollongong

Accredited Contaminated Site Auditor, NSW EPA (No. 0802)

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 7090818-5136510)

CEnvP (Site Contamination Specialist) (No. SC40913)

SPECIALTIES

Environmental Audits - Statutory/Non-Statutory, Compliance, Due Diligence

Specialist Peer Review

Environmental Management Plans

Contaminated Site Investigation

Site Remediation Feasibility Design and Implementation

Site Validation

Works Management

MEMBERSHIPS AND TRAINING

- Member, Australian Land and Groundwater Association (ALGA)
- Member, Environment Institute of Australia and New Zealand (EIANZ)
- Contaminant Transport Modelling ANSTO, University of Science & Technology, Sydney
- Risk Based Corrective Action (RBCA) for Chemical Releases, GS Inc.
- Mergers & Acquisition Auditing, ERM Group
- USEPA 40hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- ALGA Hazardous Ground Gas Assessment and Mitigation
- CSARM Lecturer (at UTS) in Risk Assessment in the Audit Process

KEY PROJECT EXPERIENCE

Audit

Rebeka, as the Lead Auditor, has conducted more than 160 site statutory and non-statutory audits across in NSW and ACT. Audit works were conducted, where applicable, to meet local or state government planning approval conditions. Audits have been conducted in accordance with the requirements outlined by the NSW EPA Site Auditor Guidelines (2017); ACT Environmental Planning Policy (2009) or the NSW Government (June 2018) Independent Audit Post Approval Requirements (IEA). Selected project examples comprise the following:

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Lead Auditor for the construction of Iglu Redfern 2 (SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction of Cranbrook School (SSD 8812).

Western Sydney University, Parramatta, NSW – Lead Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Vopak Terminals, Port Botany NSW – IEA For Terminal B1-B3 Port Botany (MP06-0089)

Brookvale Health Centre, NSW Health – State Significant Development (SSD). Statutory site audit following the remediation of former commercial/light industrial properties including a former service station. During the course of the audit USTs were removed, and continued groundwater investigation to delineate the extent of impact and risk evaluation.

Former Pharmaceutical site, Kurnell NSW (2017 and ongoing) – State Significant Development (SSD). Statutory audit for a 11ha property to endorse a remedial action plan and validation program to confirm the site is suitable for ongoing commercial use.

St Leonards Medical Centre, Ramsay Healthcare (2016-2018) – State Significant Development (SSD). Statutory site audit to confirm the former Mitsubishi vehicle maintenance facility was rendered suitable for medical commercial uses with basement car parking and open space.

North Shore Health Hub, St Leonards (2018 and ongoing) – SSD State Significant Development (SSD). Statutory site audit to confirm the commercial/industrial site was rendered suitable for proposed hospital expansion.

Alexandria Park Community School (APCS) (2018 and ongoing) – State Significant Development (SSD). Statutory site audit to confirm the site is suitable for proposed educational development (comprising childcare, primary, secondary school and community use).

Fairvale High School, DOE (2018-current) – State Significant Development. Statutory site audit to confirm the site is suitable for primary school use. Evaluating waste disposal, importation, environmental monitoring.

Proposed Catherine Field, East Leppington and Wagga Wagga Primary Schools – Specialist Audit for State Significant Developments.

Alex Avenue Schofields, DOE (2019, 6 months) – State Significant Development. Statutory site audit to confirm the former rural site is suitable for proposed primary school redevelopment.

Sydney University Expansion (Project Regiment) (2017, 18 months) – State Significant Development. Statutory site audit to confirm suitability of site for mixed use accommodation and training facility.

Waitara Public School Redevelopment, DOE (2017, 1 year) – State Significant Development. Statutory site audit for proposed primary school alterations and additions.

Parramatta Square Redevelopment (2015 and ongoing) – Site audit of Phase 3, 4, 5, 6, 7 and 8 of major mixed use precinct redevelopment.

Molonglo Valley 3, ACT Future Urban Release (2013 and ongoing) – multi stage site audit for 1145ha of former rural and forestry land. Historically the northern portion of the site was used for artillery live firing practices during 1914, 1920 and 1921. Molonglo Valley Stage 3 forms part of a major land release for residential expansion within the ACT. Due to the combined rural and historical military use at the site, the assessments completed required a combination of contamination as well as unexploded ordnance expertise. Site audit for site suitability and compliance to CEMP.

Former Bonshaw Naval Receiving Station HMAS Harmon ACT (2012, 18 months) – statutory audit to confirm the suitability of 210ha for broad acre use post demolition of receiving station, support facilities and antennae.

East Lake Redevelopment (Griffith, Kingston and Fyshwick ACT) (2012 - current) – 100ha of former rail and commercial/industrial land proposed for mixed use redevelopment.

Precinct 1-4 Elara residential release for Stockland (2013 – 2016) – multi stage statutory audit confirming the remediation of 200ha of rural residential agricultural and poultry farming land for mixed uses associated with a new residential suburb. Evaluation of waste disposal, importation, environmental controls and monitoring.

Green Square Urban Renewal Mixed Use Residential for Mirvac (2014-2017) – several sites requiring remediation and tank decommissioning works to enable the redevelopment for high rise residential, ground floor commercial and day care use.

Former Royal South Sydney Hospital Site NSW, City of Sydney Council (2012, 18 months) – multi staged audit to confirm site investigation, remediation and validation part of site for affordable housing, and endorsement of RAP for balance of site (proposed for community uses including day care centre).

Residential Release, former Summer Hill Flour Mill (2014-2018) – Four staged audit. Evaluation of site investigation and remediation works to confirm the former industrial manufacturing site has been remediated to a condition suitable for high rise residential with some commercial.

Land Capability Statements

NSW Department of Planning- Land Capability, Salinity and Contamination Assessment, Schofields Precinct. Project Director - Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for the Schofields Precinct in north-west Sydney which covers an area of approximately 500 hectares. The Precinct contains a former Department of Defence airfield. The report outlined appropriate recommendations in relation to identified issues to be incorporated into Councils DCP for future development. Several specialist consultant workshops, and close-out presentations to various stakeholders formed part of the scope of works.

NSW Department of Planning - Land Capability, Salinity and Contamination Assessment, Box Hill and Box Hill Industrial Precinct. Project Director - Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for two adjoining proposed land release areas in north-west Sydney which covered an area of over 1000 hectares. The majority of the Precincts contain small rural and rural-industrial allotments. Consideration factors included several buildings and artefacts of significant European heritage, stands of protected native vegetation, low-lying flood-prone land and steep escarpments. The Box Hill Precincts had over 300 landowners. The project team was required to undertake systematic and well-documented one-on-one consultation with a large proportion of the landowners to be able to gain access for intrusive soil investigation works. The reports were reviewed by the Master Planners, NSW DoP and NSW DECCW.

NSW Department of Planning. Land Capability, Salinity and Contamination Assessment, Area 20 Rouse Hill Industrial Precinct. Project Director – Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for a proposed land release area in north-west Sydney (Area 20 Precinct). The Area 20 Precinct covered 245 hectares and comprised various rural allotments, recreational sporting fields, educational facilities and some commercial/industrial undertakings. The project required a comprehensive understanding of the planning processes and requirements both within the local Blacktown Council and on a State level and how these interlink with contamination issues under the NSW CLM Act. Extensive consultation with various stakeholders was required throughout the project, including with the DoP, Blacktown Council, the appointed Master Planners, property owners and other technical specialists from a variety of disciplines (biodiversity; aboriginal heritage; transport; water cycle management; bushfire and landscape architects). The final deliverables, which included detailed GIS mapping of contamination, salinity and geotechnical classes across the Area 20 Precinct, were presented in a meeting to the stakeholders. Given the variety of technical expertise of the stakeholders, the presentation was tailored to fit the audience and highlighted how the information linked in with the other disciplines to address the requirements of the Departments framework.

Land Capability Assessment, Surplus Land, UTS, Kuring-gai. Project manager and lead auditor for the completion of a preliminary assessment including potential land contamination issues and feasibility assessment of redeveloping surplus university land into mixed residential and commercial landuses. Works included site inspection, limited soil sampling, desktop reviews and recommendations for further investigation required.

Land Suitability Assessment and Remediation, Kingswood. Project Director. The former Defence property at Kingswood proposed to be developed into an Aged Care Facility– project was for a former Defence storage facility of approximately 10 hectares that was to be developed for aged care facilities. The project involved a staged process in accordance with NSW EPA Guidelines including desktop study, site walkover and soil and groundwater investigation.

Salinity and Soil Management Strategy, Schofields, Western Sydney. Project Manager for the collection and analysis of soil composition and salinity data and electrical resistivity data to determine the salinity profile and potential for erosion of clay soils and topsoil at a green field site in Schofields, Western Sydney. The site was scheduled for development as a suburban land release and it was necessary to determine the interaction between groundwater and soil salinity to determine the best method of managing the site, including stormwater management and general construction techniques, to minimise the effects of the salinity of the soils on water quality and construction materials.

Land Capability Assessment, Huntingwood East Precinct Landowners Group. Project Manager for a land capability study which covered potential for land contamination and the identification of geotechnical limitations for an 80 hectare commercial/industrial redevelopment in Huntingwood. This project had over 12 stakeholders/owners and the project included liaison and consultation with other specialist consultants for this multidisciplinary project.

Expert/Peer Review

Expert Opinion – Molonglo Former Sewage Treatment Plant, ACT Government – review of various consultants' assessment and remedial action plan to review scope of work and conformance with current assessment guidelines.

Expert of Fact – Newcastle City Council at Toner Design Pty Ltd.

Peer Review – Expert for Canterbury Bankstown City Council, for 15-19 Enterprise Avenue Padstow.

Peer Review – Expert for Blacktown City Council, Urban Renewal Project Riverstone.



NSW Site Auditor Scheme

RENEWAL OF ACCREDITATION AS SITE AUDITOR UNDER CONTAMINATED LAND MANAGEMENT ACT 1997 (NSW)

Auditor: Ms Rebeka Hall **Accreditation No:** 0802
Accreditation Date: 17 December 2018 **Period of Accreditation:** Three (3) years

The Environment Protection Authority (EPA) advises that **Ms Rebeka Hall** (the auditor) has been granted accreditation under s.51 of the *Contaminated Land Management Act 1997* (the Act) as a site auditor for a period of **three (3) years** subject to the following conditions:

1. The auditor must maintain a good knowledge of NSW legislation relating to contaminated sites and environment protection in general, including the:
 - (a) Act and any regulation made under that Act;
 - (b) other environment protection legislation (as defined by the Protection of the Environment Administration Act 1991) administered by the EPA; and
 - (c) Environmental Planning and Assessment Act 1979, and regulations and relevant environmental planning instruments made under that Act.
2. The auditor must maintain a good understanding of guidelines made or approved by the EPA under s.105 of the Act.
3. The auditor must hold insurance cover which complies with the following requirements:
 - (a) the cover applies to the occupation of site auditor and the activities to be carried out as a site auditor accredited under the Act, and
 - (b) the policy is for not less than \$5,000,000 cover for any 12 month period.
4. Within 14 days of renewing the insurance cover held for the purposes of condition 3, the auditor must forward to the EPA written confirmation from the insurer that the cover is in force and complies with the requirements of condition 3.
5. The auditor must pay an accreditation fee of \$23,676 to the EPA within one month from the date of the tax invoice.

A handwritten signature in black ink, appearing to read 'Anthea White'.

12 December 2018

ANTHEA WHITE
A/Director Contaminated Land Management
Environment Protection Authority

Note

- The auditor must comply with the Act and any regulation made under the Act. This includes a requirement to provide an annual return as specified under s.53D of the Act.
- The auditor's accreditation expires at the end of the accreditation period unless renewed in accordance with the Act and Regulations. The *Contaminated Land Management Regulation 2013* provides that applications for renewal must be made between 30 and 60 days before expiry of the current accreditation period.
- The EPA may suspend or revoke the auditor's accreditation in accordance with s.56 of the Act.



*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*


Certified Environmental Practitioner

with Registration Number

889

on the date

3rd of May 2017


Chairperson of the Board





*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*

*Certified Environmental Practitioner
Contaminated Land Specialist*

with Registration Number

913

on the date

3rd of May 2017


Chairperson of the Board



PwC's Auditor Training

Certificate of Attainment

awarded to

Rebeka Hall

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 7090575-5136510

Course End Date: 21 Jun 2019

Certificate Issue Date: 27 Jun 2019



Tom Barham

Training Manager



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PROFESSIONAL SUMMARY

Jack is an Environmental Scientist with experience in contaminated land and groundwater assessment. He has contributed to a variety of projects including preliminary/detailed site investigations, groundwater and landfill gas assessment/monitoring, waste classification, and air monitoring. Jack has also been involved in natural resource recovery programs. During Jack's fieldwork programs, he has assessed a range of contaminants including PFAS, petroleum hydrocarbons, asbestos, pesticides, and heavy metals.

As an Exemplar Auditor ((ISO 19011:2018) (Cert. No. 11280933-7383766)) Jack has conducted several Independent Environmental Audits as a Support Auditor to meet SSD requirements. With a strong background in the development of environmental management plans and strategies, Jack is well placed to review and extract key information from site operational environmental documentation and observe that strategies, plans and programs are implemented on-site.

QUALIFICATIONS

*B.Sc. (Hons), Biochemistry/
Molecular Biology, University
of Western Sydney*

*Exemplar Global AU & TL
(ISO 19011:2018) (Cert. No.
11280933-7383766)*

SPECIALTIES

*Remedial alternatives
evaluation*

Compliance Auditing

Research and development

*Environmental liability
valuation*

*Site investigation and
characterisation*

MEMBERSHIPS AND TRAINING

- Member of Australian Land and Groundwater Association
- WorkCover WHS General Induction for Construction Work in NSW (White Card)
- Certified first aid provider

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Western Sydney University, Bankstown, NSW – Support Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Support Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Support Auditor for the construction of Cranbrook School (required as part of SSD 8812).

Western Sydney University, Parramatta, NSW – Support Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Container Cleaning Facility, Darwin, NT - Support Auditor for an Environment Protection Licence compliance Audit.

Rehabilitation Site, South Sydney, NSW – Support Auditor for an Environment Protection Licence compliance Audit.

Environmental Management Plans

Construction Environmental Management Plan (CEMP) Major Development, Bankstown Airport – Zoic was requested to provide a CEMP for a major development within the airside operations of Bankstown Airport. The CEMP addressed the following site considerations: contamination, soil and stockpile management, groundwater, waste, traffic, noise and vibration, flora and fauna, air quality, and heritage items. Of particular note for the site was the careful management of air quality given that the construction site is within an airport, where visibility represents a major health and safety concern, and, the management of critically endangered flora. The CEMP also provided a system for the management of any environmental incidents that may occur onsite and the reporting procedures. The CEMP was tailored to meet the environmental compliance requirements of the airport.

Construction Soil and Water Management Plan (CSWMP) & Construction Waste Management Plan (CWMP), Surry Hills, NSW – State Significant Development (SSD) – As part of an overarching Construction Environmental Management Plan (CEMP) for the upgrade of a high school, Jack was required to prepare the CSWMP and CWMP to meet regulatory authority and Council requirements. The key challenge for this site was the existing soil contamination which was required to be effectively controlled and managed under the plans.

Construction Environmental Management Plan (CEMP), Lindfield, NSW – The proposed works for the site was the development of a learning village. A CEMP for site works was required taking into account site significance in relation to potential Aboriginal Heritage finds and threatened flora and fauna as well as operational procedures including site access, traffic control, and soil and water management.

Operational Waste Management Plan (WMP), Metal Recycling Facility, Fairfield NSW – Zoic was engaged to complete a WMP for the operational aspects of a metal recycling facility. The WMP was required to address Council requirements as part of the DA conditions. The WMP considered the practices of the facility and the waste streams generated at the site and documentation of their storage and fate. Provisioning was provided for recording and reporting procedures.

Environmental Condition Report (ECR), Fuel Storage and Distribution Facility, NSW – As part of the lease requirements, the fuel facility is required to report on the environmental condition of the site on a 5-yearly basis. To complete the environmental condition report, Jack reviewed reports and documentation for the site from the last 5 years and conducted a site inspection to confirm current site conditions. Included in the site inspection was a discussion with relevant personnel regarding the site and any activities, incidents or changes that have occurred.

Audit of Environmental Performance and Compliance with EPL, Rehabilitation Site, NSW – Zoic was requested to conduct an Environmental Audit of a rehabilitation site. In accordance with the site's Environmental Management Plan, an Independent Environmental Audit is commissioned annually to assess the environmental performance and compliance with the issued EPL and the site's EMP. The audit works required; a detailed review of documents including environmental monitoring data, standard operating procedures, completed forms and contractual details; a site inspection for recording observations; and preparation of a report documenting the audit findings and recommendations.

Contaminated Site Assessments

Detailed Site Investigation, Confidential Client, Hexham NSW – Jack was part of the project team for sampling works completed at Hexham requiring an extensive sampling regime of a 10 ha site. The site was proposed to be redeveloped into a commercial/industrial site. Media identified as potentially contaminated included site fill, groundwater, surface water and sediments. Sampling of all the potentially affected media was required to close out data gaps and inform remediation.

Detailed Site Investigation, Confidential Client, Bankstown – Jack completed a PFAS investigation program that assessed groundwater and soils across a developable area. Groundwater sampling used PFAS suitable hydrasleeves, a passive sampling device. Soil samples were collected from hand augered boreholes to a depth of 0.5 m below ground level.

Landfill Gas and Soil Vapour Assessment, Confidential Client, Concord NSW – As part of the redevelopment of a former landfill, Jack was responsible for assessing the extent and concentration of landfill gas contamination present within the development footprint. The scope of works included supervising the drilling of landfill gas wells and the installation of a soil vapour pin. Landfill gas data and a soil vapour sample were collected to assess the risk of accumulation within a proposed structure.

Preliminary/Detailed Site Investigation, Remediation and Validation, Confidential Client, Western Sydney – The client required the assessment of a 25 ha property. The scope of works included a preliminary investigation to identify areas of environmental concern, complete a detailed intrusive investigation assessing site soils, preparation of a remedial works plan to address areas of unacceptable contamination and subsequent validation works to confirm that remediation activities were complete. Contamination at the site comprised buried asbestos and hydrocarbon spills across site areas as well as imported PFAS contaminated soils. Jack assisted with the investigation works and project managed the validation component of the program.

Given that the Client was the owner of the property which had several tenants, clear and constant communication was essential in ensuring the Client was able to make informed decisions on who was responsible for the remediation of the contamination.

PwC's Auditor Training

Certificate of Attainment

awarded to

Jack Braithwaite

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11284551-7383766

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



Tom Barham

Training Manager



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PROFESSIONAL SUMMARY

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry as an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

QUALIFICATIONS

B.Sc., Environmental, Soil Science Major, Australian Catholic University

B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic University

SPECIALTIES

Assessment of contaminated sites,

Remediation & validation

Environmental and human health risk assessments

Contaminated land due diligence reviews

Phase 1 & 2 site assessments

Environmental management systems review and preparation (ISO14001)

Environmental input for road upgrade

Acid sulfate soil assessments and management plans

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

MEMBERSHIPS AND TRAINING

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005

KEY PROJECT EXPERIENCE

Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer – pharmaceuticals
- Diona – infrastructure / construction
- Kodak – manufacturing
- Alcoa – manufacturing
- GE – real estate
- Brunswick Corporation (Aus/NZ) – marine manufacturing
- Global Renewables – manufacturing / waste processing

Auditing – Various NSW and ACT

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

Due Diligence Environmental Site Assessment – Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

Contaminated Site Assessments – Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

Remediation and Validation – Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.



PROFESSIONAL SUMMARY

Edward is an Environmental Scientist, with recent experience in contaminated land and groundwater assessment and remediation. He has contributed to a variety of projects, including preliminary & detailed site investigations, groundwater and landfill gas monitoring, separate phase recovery systems, waste classification and surface water monitoring. Always focussed on the client's objectives, Edward adopts a responsive and open-minded approach to problem solving. Edward has assisted in environmental site audits.

MEMBERSHIPS AND TRAINING

- Australasian Land and Groundwater Association (ALGA) - member
- First Aid Certification
- SACL Safety Induction

KEY PROJECT EXPERIENCE

Site Audits

Residential Development, Rosebery, NSW - Edward assisted in conducting a site audit for a residential development in Rosebery, including audit reporting and review of environmental reports.

Residential Development, Molonglo, ACT - Edward assisted in conducting a site audit for a residential development in Molonglo, including review of environmental reports and compilation of audit report appendices.

Industrial Redevelopment, Saint Marys, NSW – Edward assisted conducting a site audit for an industrial redevelopment in Saint Marys, including site inspections and compilation and interpretation of environmental monitoring data.

Environmental Management Plan Preparation

Construction Environmental Management Plan (CEMP), Bankstown, NSW – Edward prepared a CEMP for a large-scale commercial/industrial development in Bankstown.

Environmental management Plan (EMP), Villawood, NSW – Edward prepared and updated EMPs for soil and groundwater contamination at a site in Villawood, and conducted site inspections, interviews and monitoring to satisfy ongoing EMP compliance requirements.

Contaminated Site Assessments and Remediation

City of Sydney – Small Parks, NSW - Edward undertook the field sampling program for Preliminary Site Investigations with limited soil sampling, undertaken at five small parks and playgrounds in the City of Sydney Local Government Area. The purpose of these investigations was to identify and characterise potential contamination, and to draw conclusions regarding the suitability of the site for the proposed upgrade and continual use as public open space, and or make recommendations to enable such conclusions.

City of Sydney – The Crescent Parklands, Skate Park and Federal Park Annandale NSW – Edward was actively involved with the remediation, and validation of The Crescent Skate Park, and Federal Park, Annandale. The project involved the assessment of the site through intrusive investigation work, with the goal being protection of the environment and human health during the completion

QUALIFICATIONS

Bachelor of Environmental Science & Management, University of Newcastle

SPECIALTIES

Site Investigation

Soil logging

Groundwater well installation

Groundwater Monitoring & Sample collection

Sediment and surface water monitoring

Landfill gas monitoring

Waste classification

of the remediation and redevelopment works, and provision of relevant information to enable safe ongoing management of the site. The remediation of site has recently been completed, and endorsed by a NSW EPA accredited Site Auditor.

Waste Classification Assessment, Centennial Park, NSW – Waste Classification Assessment involving sediment sampling from the existing ponds located at Centennial Park. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

Data Gap Investigation, Dulwich Hill, NSW – Data Gap Investigation involving delineation of soil contamination and additional groundwater investigation as part of a contamination assessment for a proposed high density residential development.

Detailed Site Investigation (DSI), Sydney Airport, NSW – Detailed Site Investigation involving soil logging, groundwater monitoring well installation and sample collection as part of a contamination assessment for a building extension.

Detailed Site Investigation (DSI), Hexham, NSW – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, sediment and surface water sampling as part of a contamination assessment for an industrial property in the Hexham area.

Phase Separated Hydrocarbon (PSH) Recovery and Monitoring, Camellia, NSW – Recovery and monitoring of groundwater contamination as a component of a remediation action plan for an industrial property.

Phase Separated Hydrocarbon (PSH) Recovery and Monitoring, RAAF Base Richmond, NSW – periodic gauging and systems evaluation and reporting of findings with recommendations for additional gauging to evaluate whether the system needs reinstatement.

Remediation Action Plan (RAP) Ground Gas Monitoring, Sydney Airport, NSW – Installation of ground gas monitoring wells as a component of a remediation action plan in preparation for commercial constructions.

Groundwater Monitoring Event (GME), Villawood, NSW – Groundwater monitoring including measurement of physiochemical parameters and collection of samples for laboratory analysis to fulfil ongoing EMP requirements.

Groundwater Monitoring Event (GME), Box Hill, NSW – Groundwater monitoring including measurement of physiochemical parameters and collection of samples for laboratory analysis to fulfil ongoing remediation action plan requirements at a former poultry farm.

Preliminary Site Investigation (PSI), Goulburn, NSW – Preparation of a PSI including desktop information review and a site walkover for a rural property to fulfil development application requirements.

Imported VENM Documentation Review, Marsden Park NSW – Review of over 45 VENM assessment reports for the importation of over 800,000m³ of clean material for major residential estate in western Sydney.

Surface Water Quality Monitoring, Hunter Region, NSW – Routine surface water monitoring, measurement of physiochemical parameters, sample collection, catchment & equipment inspection and historic water quality data analysis.

Soil Investigation, Mushroom Tunnel, Picton NSW – site inspection and sampling of fill within a heritage item to evaluate its suitability for open space/public use. Soils and tunnel structure assessed for contaminants of concern with recommendations presented to allow the safe use of the asset by the general public.

Attachment B – Declaration

Independent Audit Declaration Form

Project Name	UNSW Cliffbrook Campus
Consent Number	8126
Description of Project	Stage 1 - Reurbishment of the CC3 Heritage listed building
Project Address	45-41 Beach Street, Coogee, NSW
Proponent	University of New South Wales
Title of Audit	Independent Environmental Audit of the UNSW Cliffbrook Campus
Date	4 November 2021

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Lead Auditor	Cheryl Halim
----------------------	--------------

Signature




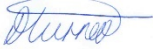

Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Chemical)• PhD (Chemical Engineering)
----------------	---

Name of Alternate Lead Auditor	Rebeka Hall
--------------------------------	-------------

Signature



Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)• Certified Environmental Practitioner (General) EIANZ (No. 889)• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)
----------------	---

	<ul style="list-style-type: none"> • BEnvSc (Hons) (Geology)
Name of Support Auditor	Jack Braithwaite
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) • BSc (Environmental)
Name of Support Auditor	Diana Turner
Signature	
Qualifications	<ul style="list-style-type: none"> • BSc (Environmental, Soil Science Major) • BSc (Hons) (Environmental, Soil & Microbiological Sciences)
Name of Auditor/Technical Specialist	Edward Munnings
Signature	
Qualifications	<ul style="list-style-type: none"> • Bachelor of Environmental Science & Management
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000



Contact: Michelle Larkin
Phone: (02) 9995 6799
Email: compliance@planning.nsw.gov.au

UNSW Sydney
Kensington
NSW 2052

22 November 2021

Email: amber.greenhalgh@unswedu.au

Attention: Amber Greenhalgh

Dear Ms Greenhalgh

**Agreement of Independent Auditor
UNSW Cliffbrook Campus – SSD-8126**

I refer to your submission **SSD-8126-PA-2** seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment (**Department**) for a suitably qualified, experienced and independent auditor to undertake an independent environmental audit of the UNSW Cliffbrook Campus.

In accordance with the *NSW Government Independent Audit Post Approval Requirements May 2020 (PAR)*, I agree as nominee of the Planning Secretary the appointment of the following auditors from Geosyntec Consultants Pty Ltd:

1. Cheryl Halim, Lead Auditor
2. Rebekah Hall, Alternate Lead Auditor
3. Jack Braithwaite, Auditor
4. Edward Munnings, Auditor
5. Diana Turner, Auditor

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the requirements of Condition B48 of SSD-8126. The Department also recommends consideration be given to the PAR to the extent that it does not contradict Condition B48 of SSD-8126. Failure to meet these requirements will require revision and resubmission.

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

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

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



If you have any questions, please contact Michelle Larkin on (02) 9995 6799 or compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julia Pope'.

Julia Pope

Team Leader-Compliance Metro
As Nominee of the Planning Secretary

Cheryl Halim

From: Cheryl Halim
Sent: Monday, 17 January 2022 1:05 PM
To: Stella.Agagiotis@randwick.nsw.gov.au
Cc: Edward Munnings
Subject: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Dear Ms Agagiotis,
Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales (UNSW) to conduct an independent environmental audit (IEA) of the construction phase for the Stage 1 – Refurbishment of the CC3 Heritage listed building at the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8126) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020). In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been scheduled to take place on 19 January 2021. We apologise for the short notice – the Audit has been brought forward given the short duration of the construction.

Please do not hesitate to contact us if you have any questions.
We look forward to hearing back from you. Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)

Cheryl Halim

From: David Ongkili <David.Ongkili@randwick.nsw.gov.au>
Sent: Tuesday, 18 January 2022 4:52 PM
To: Cheryl Halim
Cc: Joanne Brown; Stella Agagiotis
Subject: RE: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Importance: High

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Dear Cheryl

Thank you for your email to Council's Manager Strategic Planning, Stella Agagiotis requesting for comments on environmental issues that you would like Council to consider as part of the first independent environmental audit (IEA) for the State Significant development at the UNSW Cliffbrook Campus. Council's Health, Building and Regulatory Services has provided the following requirements that need to be observed as also detailed in the relevant conditions of development consent for the project:

1. All works and the land must be remediated to meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) and the following requirements must be complied with regards to the site investigation, remediation and validation. Works shall be carried out in accordance with the requirements of the Contaminated Land Management Act 1997, environmental planning instruments applying to the site, Guidelines made by the NSState Significant Development at W Environment Protection Authority (EPA) and NSW Planning & Environment and the Protection of the Environment Operations Act, 1997.
2. Any proposed asbestos removal and groundwater dewatering activities associated with the development works should form part of the environmental investigations and site audit.
3. A copy of the Site Audit and Site Audit Report (as required under condition D2) to be submitted to Council also prior to occupation certificate being issued.
4. It is requested Council be consulted with prior to the development of any possible Environmental Management Plan (EMP) and comments made by Council be taken into consideration prior to finalising an EMP. Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Audit should form part of this consent and shall be implemented accordingly.
5. All works (including Audits) are to be undertaken in a manner that adhere to the conditions included on the consolidated consent SSD8126 particularly noting (but not limited to) Conditions B47; B48; C22; D2; AN8 and AN9.
6. Waste Classification: Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the Environment Operations Act ,1997 and the NSW Protection of the Environment Operations (Waste) Regulation 2014 and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines (2014). Fill material brought onto the site shall meet the relevant requirements for Virgin Excavated Natural Material (VENM) or be the subject of a (general or specific) Resource Recovery Exemption from the EPA.

As Per AN8: Asbestos Removal works to be undertaken in accordance with SafeWork NSW Requirements: "All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current Work Cover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

Thank you again for the opportunity to comment. Should you have any further queries, please contact Council's Senior Environmental Health Officer, Joanne Brown, on 9093 6879.

Kind regards

David Ongkili

Coordinator Strategic Planning | Strategic Planning | Randwick City Council

T 02 9093 6793 | M 0405 324 940 | E David.ongkili@randwick.nsw.gov.au | W www.randwick.nsw.gov.au



From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Sent: Monday, 17 January 2022 1:05 PM
To: Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>
Cc: Edward Munnings <Edward.Munnings@Geosyntec.com>
Subject: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Dear Ms Agagiotis,
Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales (UNSW) to conduct an independent environmental audit (IEA) of the construction phase for the Stage 1 – Refurbishment of the CC3 Heritage listed building at the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8126) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).
In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been scheduled to take place on 19 January 2021. We apologise for the short notice – the Audit has been brought forward given the short duration of the construction.

Please do not hesitate to contact us if you have any questions.
We look forward to hearing back from you. Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

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Edward Munnings

From: Cheryl Halim
Sent: Tuesday, 18 January 2022 5:15 PM
To: David Ongkili
Cc: Joanne Brown; Stella Agagiotis; Edward Munnings; Jack Braithwaite
Subject: RE: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Good afternoon, David,

Thank you for the feedback and we will incorporate it in tomorrow's audits.

Based on the information from the client, I understand the phase we are currently involved in (Stage 1 refurbishment) only includes internal refurbishment of the heritage listed building, so the majority of the items ((items 1, 2, 3, and 6) do not apply.

Can you please clarify item 4 – Is this relating to long term environmental management plan (and not construction environmental management plan)?

Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

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From: David Ongkili <David.Ongkili@randwick.nsw.gov.au>
Sent: Tuesday, 18 January 2022 4:52 PM
To: Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Cc: Joanne Brown <Joanne.Brown@randwick.nsw.gov.au>; Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>
Subject: RE: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation
Importance: High

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Dear Cheryl

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accordance with the requirements of the Contaminated Land Management Act 1997, environmental planning instruments applying to the site, Guidelines made by the NSW State Significant Development at W Environment Protection Authority (EPA) and NSW Planning & Environment and the Protection of the Environment Operations Act, 1997.

2. Any proposed asbestos removal and groundwater dewatering activities associated with the development works should form part of the environmental investigations and site audit.
3. A copy of the Site Audit and Site Audit Report (as required under condition D2) to be submitted to Council also prior to occupation certificate being issued.
4. It is requested Council be consulted with prior to the development of any possible Environmental Management Plan (EMP) and comments made by Council be taken into consideration prior to finalising an EMP. Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Audit should form part of this consent and shall be implemented accordingly.
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As Per AN8: Asbestos Removal works to be undertaken in accordance with SafeWork NSW Requirements: "All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current Work Cover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

Thank you again for the opportunity to comment. Should you have any further queries, please contact Council's Senior Environmental Health Officer, Joanne Brown, on 9093 6879.

Kind regards

David Ongkili

Coordinator Strategic Planning | Strategic Planning | Randwick City Council

T 02 9093 6793 | M 0405 324 940 | E David.ongkili@randwick.nsw.gov.au | W www.randwick.nsw.gov.au



From: Cheryl Halim <Cheryl.Halim@Geosyntec.com>

Sent: Monday, 17 January 2022 1:05 PM

To: Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>

Cc: Edward Munnings <Edward.Munnings@Geosyntec.com>

Subject: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Dear Ms Agagiotis,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales (UNSW) to conduct an independent environmental audit (IEA) of the construction phase for the Stage 1 – Refurbishment of the CC3 Heritage listed building at the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8126) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020). In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been scheduled to take place on 19 January 2021. We apologise for the short notice – the Audit has been brought forward given the short duration of the construction.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: +61 (2) 9251 8070

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Cheryl Halim

From: Cheryl Halim
Sent: Monday, 17 January 2022 1:18 PM
To: michelle.larkin@dpiensw.gov.au; Isaac.Clayton@dpiensw.gov.au
Cc: Edward Munnings
Subject: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation
Attachments: 21281 L1 SSD8126 UNSW Coogee Notification to DPIE 4Nov21.pdf

Dear Ms Larkin and Mr Clayton,
Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales (UNSW) to conduct an independent environmental audit (IEA) of the construction phase for the Stage 1 – Refurbishment of the CC3 Heritage listed building at the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8126) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).
In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

As part of our notification to DPIE in November 2021 (attached), we asked if you have any other items you would like to include outside our Audit Program (which we understand has been forwarded to DPIE) during our Audit. Our Audit has been scheduled for Wednesday 19 January 2022. Note that we have received your approval for the IEA team but haven't heard back on whether you would like us to include any other items in our Audit. Please let us know if you would like us to include anything else during the Audit.

Please do not hesitate to contact us if you have any questions.
We look forward to hearing back from you. Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 430 013 246

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Cheryl Halim

From: Cheryl Halim
Sent: Monday, 17 January 2022 1:53 PM
To: 'gary.hinder@environment.nsw.gov.au'; 'heritagemailbox@environment.nsw.gov.au'
Cc: Edward Munnings
Subject: 21281 SSD8126 UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee - Agency Consultation

Dear Mr Hinder,
Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by the University of New South Wales (UNSW) to conduct an independent environmental audit (IEA) of the construction phase for the Stage 1 – Refurbishment of the CC3 Heritage listed building at the UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, NSW ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8126) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020). In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Heritage NSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been scheduled to take place on 19 January 2022. We apologise for the short notice – the Audit has been brought forward given the short duration of the construction.

Please do not hesitate to contact us if you have any questions.
We look forward to hearing back from you. Thank you.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

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Appendix D Record of Meeting and Agenda

21281 19Jan22 Opening Meeting Agenda

Independent Environmental Audit – Opening Meeting Agenda

Site: UNSW Cliffbrook – Stage 1 (CC3 Building) Refurbishment

SSD: SSD No. 8126

Date & Time: 19 January 2022, 9:00am

Invitees:

Amber Greenhalgh (UNSW)

Brett Drew (Belmadar)

Hamish Kearns (Belmadar)




Cheryl Halim (Geosyntec)

Jack Braithwaite (Geosyntec)

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPIE or other agencies
 - g. Complaints
 - h. Incidents
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email (Monday 24 January 2022 or TBC)

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
NIAMISHI KEARNS	BELMADAK	
Brett Dren	Belmadak	
Jack Braithwaite	Geosyntec	JBB
Cheryl Halim	Geosyntec	

Cheryl Halim

From: Cheryl Halim
Sent: Thursday, 20 January 2022 4:54 PM
To: Amber Greenhalgh; Brett.Drew@belmadar.com.au; hamish.kearns@belmadar.com.au
Cc: Edward Munnings
Subject: 21281 Closing Meeting for First IEA, UNSW Cliffbrook Campus, Stage 1 CC3 Reurbishment, 45-41 Beach Street, Coogee, NSW
Attachments: Appendix F. IEA Audit Table.xlsx

Dear All,

Thank you to UNSW and Belmadar for attending our Opening Meeting and site visit for the IEA for Stage 1 refurbishment of the CC3 heritage-listed building, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee, on Wednesday 19 January 2022.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with UNSW and Belmadar representatives regarding site practices. We also completed a review of the information provided by UNSW and Belmadar against the IEA Audit Table included in our Audit Program.

As discussed onsite, the compliance status is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and a request for additional information to address outstanding items.

Please treat this email as the Closing Meeting for the IEA for Stage 1 construction.

2. Status of Review and Timing.

In addition to the interview conducted yesterday, we have also used the Urbis (15 March 2021) Staging Report to confirm the items required for audit in the Stage 1 works.

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available) from UNSW or Belmadar. Items highlighted in orange are for us to update once all the information has been received.

The Draft Report will be sent to UNSW in approximately two weeks.

UNSW/Belmadar will have an opportunity to provide additional information and rectify any potential non-compliances by 28 January 2022, after which we will issue our final report.

3. Identified Strengths

UNSW and Belmadar has an organised system and robust record keeping for a relatively small project, which greatly assisted our audit. During the site audit, it was demonstrated that Belmadar has proactive approach to environmental management and is amenable to suggestions on improvement. Additionally, Belmadar has also proposed change in work hours in relation to noisy works to address complaint.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following potential non-compliances / opportunities for improvements (note that there are other yellow highlights in the Audit Table that need to be addressed, but we anticipate that those can easily be addressed by UNSW/Belmadar):

- Item G66 – Confirmation required from PCA if the details currently provided in the notice board is adequate.
- Item G72 – Has agreement from DPIE been obtained on the change of timing for submission of Audit Program?

- Item G107 – Project website

We seek a response to the items above by 28 January 2022 (preferably earlier).

5. Outstanding Items in Audit Table

See attached table. Please provide before 28 January 2022 (preferably earlier).

Thank you for your time.

Please don't hesitate to contact us if you have any questions.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

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P: +61 (2) 9251 8070

M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)

Appendix E Photographs

Photograph Log

Client Name:

UNSW

Site Location:

45-51 Beach St, Coogee NSW

Project Number:

21281

<p>Photo Number: G96, G148, G159</p>	<p>Date: 19/1/2022</p>	
<p>Description: Sediment control on stormwater grate</p>		

<p>Photo Number: G66, G100, G158</p>	<p>Date: 19/1/2022</p>	
<p>Description: Site notice with details of project management; Site hoarding and fencing around perimeter of the construction area.</p>		

Photograph Log

Client Name:

UNSW

Site Location:

45-51 Beach St, Coogee NSW

Project Number:

21281

Photo Number: G104	Date: 19/1/2022	
Description: No obstruction observed on area outside the construction boundary.		


Photo Number: G155	Date: 19/1/2022	
Description: Emergency Evacuation Plan on the site office notice board.		

Photo Number: G159	Date: 19/1/2022	
Description: No stockpile was observed.		

Photograph Log

Client Name:

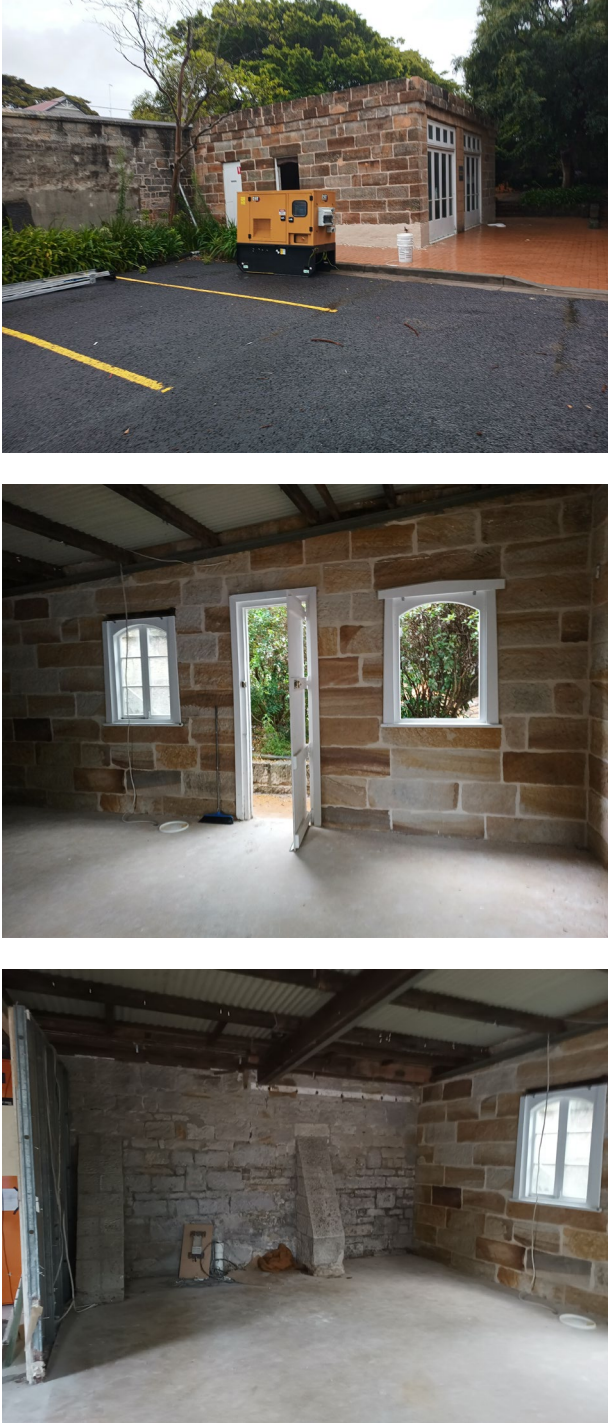
UNSW

Site Location:

45-51 Beach St, Coogee NSW

Project Number:

21281

<p>Photo Number: G152, G165</p>	<p>Date: 19/1/2022</p>	 <p>The first photograph shows a yellow generator on a paved area next to a stone building. The second photograph shows the interior of the building with stone walls and a doorway. The third photograph shows another interior view of the building with stone walls and a window.</p>
<p>Description:</p> <p>A non-operational generator was observed on paved area. No fuel was observed.</p> <p>No fuel or chemicals were observed elsewhere onsite.</p>		

Photograph Log

Client Name:

UNSW

Site Location:

45-51 Beach St, Coogee NSW

Project Number:

21281



Appendix F Audit Table

Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																																
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Part A Administrative Conditions																																																																																																																																						
G1	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.	This condition is considered to be met based on review of environmental performance at the site.																																																																																																																																		
G2	A2	Terms of Consent	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Secretary;</p> <p>c) generally in accordance with the EIS as amended by the RtS and RtS Supplementary Information; generally in accordance with the section 4.55(1A) modification application (SSD-8126-Mod-1) document titled Section 4.55 (1A) Modification to SSD 8126 – UNSW Cliffbrook prepared by Urbis, dated 5 November 2020; and [SSD-8126-Mod-1] in accordance with the section 4.55(1A) modification application (SSD-8126-Mod-2) document titled Section 4.55 (1A) Modification to SSD 8126 – UNSW Cliffbrook prepared by Urbis, dated 25 August 2021; and [SSD-8126-Mod-2]</p> <p>d) in accordance with the approved plans in the table below:</p> <table border="1" data-bbox="667 877 1240 1633"> <thead> <tr> <th colspan="4">Architectural drawings and plans prepared by FJMT</th> </tr> <tr> <th>Drawing No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>1000</td><td>D</td><td>Cover Sheet</td><td>6/2/18</td></tr> <tr><td>1100</td><td>C</td><td>Perspectives</td><td>6/2/18</td></tr> <tr><td>1200</td><td>C</td><td>Site Plan</td><td>6/2/18</td></tr> <tr><td>1201</td><td>A</td><td>Site Analysis</td><td>4/5/17</td></tr> <tr><td>2000</td><td>C</td><td>Lower Ground Floor Plan</td><td>6/2/18</td></tr> <tr><td>2004</td><td>G</td><td>Ground Floor Plan</td><td>6/2/18</td></tr> <tr><td>2001</td><td>D</td><td>Ground Floor Plan</td><td>18/8/21</td></tr> <tr><td>2004</td><td>G</td><td>Level 1 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2001</td><td>D</td><td>Level 1 Floor Plan</td><td>18/8/21</td></tr> <tr><td>2003</td><td>C</td><td>Level 2 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2004</td><td>C</td><td>Level 3 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2005</td><td>C</td><td>Roof Plant Plan</td><td>6/2/18</td></tr> <tr><td>2006</td><td>B</td><td>Roof Plan</td><td>6/2/18</td></tr> <tr><td>2007</td><td>G</td><td>Heritage Refurbishment</td><td>6/2/18</td></tr> <tr><td>2007</td><td>D</td><td>Heritage Refurbishment</td><td>18/8/21</td></tr> <tr><td>2008</td><td>A</td><td>Heritage Refurbishment</td><td>18/8/21</td></tr> <tr><td>2100</td><td>A</td><td>Demolition plan</td><td>4/5/17</td></tr> <tr><td>2800</td><td>C</td><td>GFA Plans</td><td>6/2/18</td></tr> <tr><td>3000</td><td>D</td><td>Elevations 1</td><td>6/2/18</td></tr> <tr><td>3001</td><td>C</td><td>Elevations 2</td><td>6/2/18</td></tr> <tr><td>4100</td><td>D</td><td>Section A, B and C</td><td>6/2/18</td></tr> <tr><td>5001</td><td>C</td><td>Shadow Studies – June 21 proposed</td><td>16/10/17</td></tr> <tr><td>5002</td><td>C</td><td>Shadow Studies – Dec 21 proposed</td><td>16/10/17</td></tr> <tr><td>8001</td><td>D</td><td>Landscape Groundplane West</td><td>6/2/18</td></tr> <tr><td>8002</td><td>C</td><td>Landscape Groundplane East</td><td>6/2/18</td></tr> <tr><td>8003</td><td>C</td><td>Landscape Roof Plan</td><td>6/2/18</td></tr> <tr><td>8004</td><td>C</td><td>Tree Management Plan</td><td>6/2/18</td></tr> <tr><td>8101</td><td>D</td><td>Section L1 and L2</td><td>6/2/18</td></tr> <tr><td>9401</td><td>A</td><td>External Finishes Schedule</td><td>26/9/17</td></tr> <tr><td>9402</td><td>A</td><td>Exterior Finishes Sample Board</td><td>26/9/17</td></tr> </tbody> </table> <p style="text-align: right; color: red;">[SSD-8126-Mod-2]</p>	Architectural drawings and plans prepared by FJMT				Drawing No.	Rev	Name of Plan	Date	1000	D	Cover Sheet	6/2/18	1100	C	Perspectives	6/2/18	1200	C	Site Plan	6/2/18	1201	A	Site Analysis	4/5/17	2000	C	Lower Ground Floor Plan	6/2/18	2004	G	Ground Floor Plan	6/2/18	2001	D	Ground Floor Plan	18/8/21	2004	G	Level 1 Floor Plan	6/2/18	2001	D	Level 1 Floor Plan	18/8/21	2003	C	Level 2 Floor Plan	6/2/18	2004	C	Level 3 Floor Plan	6/2/18	2005	C	Roof Plant Plan	6/2/18	2006	B	Roof Plan	6/2/18	2007	G	Heritage Refurbishment	6/2/18	2007	D	Heritage Refurbishment	18/8/21	2008	A	Heritage Refurbishment	18/8/21	2100	A	Demolition plan	4/5/17	2800	C	GFA Plans	6/2/18	3000	D	Elevations 1	6/2/18	3001	C	Elevations 2	6/2/18	4100	D	Section A, B and C	6/2/18	5001	C	Shadow Studies – June 21 proposed	16/10/17	5002	C	Shadow Studies – Dec 21 proposed	16/10/17	8001	D	Landscape Groundplane West	6/2/18	8002	C	Landscape Groundplane East	6/2/18	8003	C	Landscape Roof Plan	6/2/18	8004	C	Tree Management Plan	6/2/18	8101	D	Section L1 and L2	6/2/18	9401	A	External Finishes Schedule	26/9/17	9402	A	Exterior Finishes Sample Board	26/9/17	<p>a) Development was conducted in compliance of this consent, however noting that some non-compliances occurred, which are documented in the relevant items below. The non-compliances comprise administrative non-compliances only and are considered to be minor in nature.</p> <p>b) No directions received from the Secretary.</p> <p>c) The development was conducted in accordance with the EIS and RtS.</p> <p>d) works appear to be conducted in accordance with the approved plans.</p>		
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Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
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G3	A3	Terms of Consent	<p>Consistent with the requirements in this consent, the Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> <p>The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</p>	19/01/2022: Interview: UNSW states that no written direction has been received relating to a) or b).				
G4	A4	Inconsistency between documents	If there is any inconsistency between the plans and documentation referred to above the most recent document must prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.	There are no inconsistencies noted.				
G5	A5	Evidence of consultation	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>a) consult with the relevant party prior to submitting the subject document for approval; and</p> <p>b) provide details of the consultation undertaken, including:</p> <p>i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and</p> <p>ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	Consultation has been reviewed in relevant conditions (items G42, G58, G60, G64, G89, G95, G134, G136, G142, G144, and G157) and found to be non-compliant.	This item is considered to be non-compliant as consultation for some of the management plans with Council (Construction and Vibration Management Plan, Traffic Management Plan) did not appear to have been conducted prior to the commencement of the construction.			
G6	A6	Design Quality Excellence	<p>In order to ensure the design quality excellence of the development is retained:</p> <p>a) the design architect (FJMT) is to have direct involvement in the design documentation, contract documentation and construction stages of the project;</p> <p>b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and</p> <p>c) evidence of the design architect's commission is to be provided to the Secretary prior to certification of any building works, except for site preparatory works.</p>	<p>19/01/2022 Interview:</p> <p>- UNSW states that the design architect FJMT has direct involvement in the design documentation, contract documentation and construction stages of the project.</p> <p>19/01/2022 Interview:</p> <p>- UNSW states that FJMT has full time access to the site and is authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues through the life of the project.</p> <p>17/01/2022: Record sighted:</p> <p>- Letter by FJMT Studio (dated 25 November 2021) confirming they have been engaged as the architect;</p> <p>- Post Approval Form to DPIE (dated 26 November 2021) containing the FJMT letter as an attachment.</p>				
G7	A7	Design Quality Excellence	The design architect for the project must not change without prior approval of the Secretary.	19/01/2022: Interview: UNSW states that the design architect has not changed for the project.				
G8	A8	Restrictions on Use - Accommodation	Residents accommodated within the facility during the university semester periods must be students that are enrolled at UNSW, staff employed by UNSW and/or other persons affiliated or connected with the UNSW (which may include visiting academics or students).	Non-triggered as the works have not been completed.				
G9	A9	Restrictions on Use - Accommodation	Residents accommodated within the facility outside the university semester periods must either meet the criteria in condition A6 or be attending, or affiliated with, UNSW events or activities.	Non-triggered as the works have not been completed.				

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G10	A10	Lapsing of approval	This consent will lapse five years from the date of consent unless the development has physically commenced on the land to which the consent applies before that date.	19/01/2022: Records sighted: The notice of commencement is dated 26 November 2021 and the SSD 19 February 2018 which is within 5 years of the consent.				
G11	A11	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	The Auditor considers all conditions under Part 6, Division 8A of the EP&A Regulation that is relevant to this consent have been met.				
G12	A12	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 Secretary for resolution. The Secretary's resolution of the matter must be binding on the parties.	19/01/2022 Interview: UNSW and Belmadar state that no disputes have occurred.				
G13	A13	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.	17/01/2022: Records sighted: Levy receipt from NSW Government Long service Corporation (dated 10 November 2021)				
G14	A14	Legal Notices	Any advice or notice to the consent authority must be served on the Secretary.	19/01/2022 Interview: UNSW states that no advice or notice has been issued to the consent authority.				
G15	A15	Review of Strategies, Plans and Programs	<p>Within three months of:</p> <p>a) the submission of a compliance report under conditions of this consent;</p> <p>b) the submission of an incident report under conditions of this consent;</p> <p>c) the submission of an Independent Environmental Audit under conditions of this consent;</p> <p>d) the approval of any modification to the conditions of this consent; or</p> <p>e) the issue of a direction of the Secretary under condition A3, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	At the time of the audit, three months had not elapsed during the construction period.	This item is considered non-triggered as the construction has not exceeded three months.			
G16	A16	Review of Strategies, Plans and Programs	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised and submitted:</p> <p>a) to the Secretary's satisfaction if previously approved by the Secretary; or</p> <p>b) to the Secretary for information.</p> <p>Where revisions are required, the revised document must be submitted to the Secretary within six weeks of the review.</p> <p>Note: This is to ensure the strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	19/01/2022 Interview: UNSW and Belmadar state that no revisions have been made to the strategies, plans and programs required under this consent.				

Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
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G17	A17	Incident Notification, Reporting and Response	<p>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.</p> <p>a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred.</p> <p>Written notification of an incident must:</p> <ul style="list-style-type: none"> i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident; v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident. <p>b) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in condition A17(a), and such further reports as may be requested.</p> <p>The Incident Report must include:</p> <ul style="list-style-type: none"> i) a summary of the incident; ii) outcomes of an incident investigation, including identification of the cause/s of the incident; iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and iv) details of any communication with other stakeholders regarding the incident. 	19/01/2022 Interview: UNSW and Belmadar state that no incidents have been reported on-site.				
G18	A18	Non-compliance Notification and Reporting	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.	19/01/2022: Interview: UNSW and Belmadar state that there have been no non-compliances identified on-site.				
G19	A19	Non-compliance Notification and Reporting	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.	19/01/2022: Interview: UNSW and Belmadar state that there have been no non-compliances identified on-site.				
G20	A20	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 28 of Part 6 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	Assessed as part of condition items G42, G45, G58, G60, G62, G84, G141, G143, and G167 and found to be compliant.				
G21	A21	Applicability of Guidelines	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p> <p>[SSD-8126-Mod-1]</p>	Assessed as part of condition items G44, G45, G46, G47, G48, G51, G54, G58, G62, G64, G70, G72, G80, G84, G92, G118, G125, and G133 and found to be compliant.				

Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
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G22	A22	Reporting for Staged Projects	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). [SSD-8126-Mod-1]	19/01/2022: Records sighted: - SSD-8126-Mod-1 was submitted and approved as the staging plan. - SSD-8126-Mod-2 is the approved stage for Building CC3. - Urbis (15 March 2021) Staging Report, Redevelopment of UNSW Cliffbrook Campus (SSD 8126).				
G23	A23	Reporting for Staged Projects	A Staging Report prepared in accordance with condition A22 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. [SSD-8126-Mod-1]	19/01/2022: Interview: UNSW and Belmadar confirm that Belmadar has been engaged only for Stage 1 work, which is covered in SSD-8126-Mod-2.				
G24	A24	Reporting for Staged Projects	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	19/01/2022: Interview: UNSW and Belmadar confirm that Belmadar has been engaged only for Stage 1 work, which is covered in SSD-8126-Mod-2.				
G25	A25	Reporting for Staged Projects	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	19/01/2022: Records sighted: - Urbis (15 March 2021) Staging Report, Redevelopment of UNSW Cliffbrook Campus (SSD 8126).	Audit is conducted in accordance with Urbis (15 March 2021) Staging Report.			
Part B Prior To Commencement Of Works								
G26	B1	Notice of Commencement of Works	The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction and operation of the development is to be staged, the Department, certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	17/01/2022: Records sighted: - Letter by Belmadar (dated 27 October 2021) giving notification to UNSW of works to commence on 26 November 2021. - Post Approval Form (dated 23 November 2021) containing the Belmadar notification of commencement of works letter as an attachment - Email to Council (dated 25 November 2021) attaching notification of commencement. - Email to PCA (dated 28 October 2021) including notification of works as an attachment.				
G27	B2	Certified Plans	Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions	17/01/2022: Record sighted: - Post Approval Form (date 23 November 2021) containing Construction Architectural drawings as an attachment - Request for Information in response to the above Post Approval Form (date 26 November 2021) confirming the relevant condition. - Email from PCA (dated 3 December 2021) stating that the plans were received and the approved Crown Building and certified/stamped Architectural Plans were attached.				

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G28	B3	Demolition	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	19/01/2022: Interview: UNSW states that the works comprise strip out of internal walls and not the demolition of structures. As such this condition is non-triggered. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G29	B4	Development Contributions	To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions are required in accordance with Council's Section 94A Plan. The Applicant must, prior to the commencement of works a Crown Certificate being issued for the Stage 3 works, pay a monetary amount of \$309,649 to Randwick City Council in accordance with Council's Section 94A Contributions Plan, calculated as 1 per cent of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid, in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000. [SSD-8126-Mod-1]	This is not required at this time as the development has not progressed to Stage 3.				
G30	B5	Security Deposit	The following damage/civil works security deposit requirement must be complied with, as security for making good any damage caused to the roadway, footway, verge or any public space; and as security for completing any public work; and for remedying any defect on such public works, in accordance with 80A(6) of the EP&A Act.: \$5000.00- Damage/Civil Works Security Deposit The damage/civil works security deposit may be provided by way of cash, cheque, or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure. The owner/builder is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works. To obtain a refund of relevant deposits, a Security Deposit Refund Form is to be forwarded to Council's Director of City Services upon issuing of an occupation certificate or completion of the civil works.	17/01/2022: Record sighted: - Receipt for \$5000 security deposit to Randwick City Council (dated 30 November 2021) - Structural Pre-Construction Dilapidation Report' by TTW (dated 15 November 2021), which provides external condition of the road. 2/02/2022: Record sighted: - Email submission of TTW (15 November 2021) to Council.				
G31	B6	Reflectivity	The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort to nearby residents or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G32	B7	Outdoor Lighting	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G33	B8	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 Building Code of Australia (BCA). The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	2/2/2022: - Email to UNSW to PCA dated 1 December 2021, submitting: - Accessibility Solutions (NSW) Pty Ltd Accessibility Report Construction Documentation Former Garage (Stage 1) Cliffbrook Centre, University of New South Wales. - fmjstudio (26 November 2021) Design Statement - NCC 2019. - Email from PCA dated 1 February 2022 stating his satisfaction that Condition B8 has been met.				

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G34	B9	Accessible Compliant Rooms	Prior to the commencement of construction, the Certifying Authority is to ensure that the accessible rooms are designed in accordance with the provisions of AS 1428.1-2009 Design for access and mobility - General requirements for access - New building work.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G35	B10	Road Design and Access	<p>The design alignment level (ie finished level of concrete, paving or the like) at the Beach Street property boundary for access ramps and pathways or the like, must match the back of the existing footpath along the full Beach Street site frontage.</p> <p>The Applicant must contact Council to obtain the alignment levels for the reconstructed driveway. These levels will be provided in response to the flood study submitted for this site.</p> <p>The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate. The design alignment levels at the street boundary, as issued by Council, must be strictly adhered to.</p>	<p>19/01/2022: Interview: UNSW states that works related to alignment levels will be completed in a later stage of construction (not applicable for Stage 1 construction).</p> <p>20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G36	B11	Road Design and Access	The alignment levels presented in Condition 810 and the site inspection by Council's Development Engineering Section have been issued at a prescribed fee of \$3590.00 calculated at \$57.00 (inclusive of GST) per meter of site frontage to Beach Street. The amount is to be paid prior to a construction certificate being issued for the Development.	<p>19/01/2022: Interview: UNSW states that works related to alignment levels will be completed in a later stage of construction (not applicable for Stage 1 construction).</p> <p>20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G37	B12	Road Design and Access	<p>The gradient of the internal access driveway must be designed and constructed in accordance with AS 2890.1 (2004) - Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council). Details of compliance at to be included in the construction certificate.</p> <p>The height of the building must not be increased to satisfy the required driveway gradients.</p>	<p>19/01/2022: Interview: UNSW states that works related to the gradient of the internal access driveway and alignment levels will be completed in a later stage of construction (not applicable for Stage 1 construction).</p> <p>20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G38	B13	Car Parking and Service Vehicle Layout	<p>Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works:</p> <p>a) a minimum of 37 on-site car parking spaces (including 2 disabled spaces) for use during operation of the Development and constructed in accordance with the latest version of AS2890.1-1993;</p> <p>b) all vehicles must enter and leave the Subject Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements must be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;</p> <p>c) all construction vehicles (excluding worker vehicles) are to be contained wholly within the site and vehicles must enter the site before stopping;</p> <p>d) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and</p> <p>e) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTRROADS. In this regard, a plan must be submitted to the Certifying Authority for approval, which shows that the proposed development complies with this requirement.</p>	<p>19/01/2022: Interview: UNSW states that this condition is not applicable to the Stage 1 works.</p> <p>20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			

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G39	B14	Bicycle Parking and End-of-Trip Facilities	Plans demonstrating compliance with the following requirements for bicycle parking must be submitted to the satisfaction of the Certifying Authority: a) the provision of a minimum 8 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the all applicable minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries and incorporating adequate lighting and opportunities for passive surveillance; and c) the provision of end-of-trip facilities including shower, changeroom and lockers.	19/01/2022: Interview: UNSW states that this condition is not applicable to the Stage 1 works (applicable for Stage 3 works). 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G40	B15	Heritage Items	The Applicant must engage a suitably qualified and experienced heritage expert for all stages of design and construction to provide input on design and supervise all works on heritage aspects, ensuring works are undertaken by appropriately qualified tradespeople.	17/01/2022: Record sighted: Letter by Weir Phillips Heritage and Planning (dated 11 November 2021) confirming that Weir Phillips Heritage and Planning have been appointed for management of heritage aspects as per condition B15.				
G41	B16	Heritage Items	The Applicant must complete all archival recordings for all heritage items directly and/or physically altered by the Development, including the existing buildings at the site and the perimeter stone wall. Archival recordings are to include photographic recording of the intact item, unless otherwise agreed by the Secretary. The archival recording must be undertaken by an experienced heritage consultant in accordance with the Guideline issued by the OEH Heritage Division. The area containing the heritage item must be clearly identified and delineated until the completion of the archival recordings. Within six months of the completion of archival recording, the Applicant must submit a report containing the archival and photographic recordings and the historic research, where required to Council and OEH Heritage Division.	17/01/2022: Record sighted: - Archival Report by Weir Phillips Heritage and Planning (dated May 2021). - Email correspondence with Council (dated 25 November 2021) with Archival Report as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with Archival Report as an attachment.				
G42	B17	Heritage Items	The Applicant must prepare a Heritage Interpretation Plan (HIP) to acknowledge the heritage significance of the site. The HIP must: a) be prepared by a suitably qualified and experienced expert in consultation with the OEH Heritage Division and Council; b) detail the interpretive information that is to be included as part of the Development.	17/01/2022: Record sighted: - Weir Phillips Heritage and Planning (24 November 2021) Cliffbrook, No. 45 Beach Street, Coogee Interpretation Plan. - Post Approval Form (dated 26 November 2021) containing the heritage interpretation plan as an attachment. - Email correspondence with Council (dated 25 November 2021) with heritage Interpretation Plan as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with heritage Interpretation Plan as an attachment.				
G43	B18	Aboriginal Heritage	The Applicant must engage a suitably qualified and experienced Aboriginal heritage expert throughout construction to supervise all construction works in accordance with the Aboriginal Archaeological Management Plan to be prepared in accordance with Condition B18.	19/01/2022: Interview: Belmadar states that the only excavation proposed in this stage is for water supply which will be within disturbed earth/fill at shallow depth within 100 mm. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				

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G44	B19	Aboriginal Heritage	<p>The Applicant must prepare an Aboriginal Archaeological Management Plan (AAMP) outlining how the demolition and construction works will be managed, to the satisfaction of the Certifying Authority. The AAMP must:</p> <p>a) be prepared in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment report (Appendix I of the RtS dated June 2017) prepared by Mary Dallas Consulting Archaeologists;</p> <p>b) describe the procedures for the investigation of areas of Aboriginal archaeological sensitivity as identified and outlined in the Aboriginal Cultural Heritage Assessment report (Appendix I of the RtS dated June 2017) prepared by Mary Dallas Consulting Archaeologists;</p> <p>c) describe the procedures for reburial or management of artefacts retrieved, if required; and</p> <p>d) describe the measures to manage and/or protect any relics identified during construction and operation of the Development; and</p> <p>e) ensure the legal protections under Section 86 of the National Parks and Wildlife Act 1974 are incorporated into any other relevant management plan or procedure as required.</p>	<p>19/01/2022: Interview: Belmadar states that this plan is not applicable to the current stage of works as there will be no excavation within an Aboriginal archaeological sensitive area.</p> <p>20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>				
G45	B20	Erosion and Sedimentation Control	Soil erosion and sediment control measures must be designed in accordance with the document Managing Urban Stormwater- Soils & Construction Volume 1 (Landcom, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.	<p>2/02/2022: Record sighted: - Email from PCA dated 1 February 2022 stating his satisfaction that Condition B8 has been met.</p>				
G46	B21	Pre-Construction Dilapidation Reports	<p>The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the site, the surrounding heritage listed wall, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p>	<p>17/01/2022: Record sighted: TTW (15 November 2021) Structural Pre-Construction Dilapidation Report - addressing the requirements of this condition.</p> <p>2/02/2022: Record sighted: - Email submission of TTW (15 November 2021) to Council. - Email confirmation from PCA stating this item has been satisfied.</p>				
G47	B22	Structural Details	<p>Prior to the commencement of works, 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:</p> <p>a) the relevant clauses of the BCA; and</p> <p>b) this development consent.</p>	<p>17/01/2022: Record sighted: Letter by TTW (dated 10 November 2021) certifying that TTW prepared the structural design for the development in accordance relevant Australian Standards and BCA 2018 Part B1, with supporting structural drawings. - Email from PCA dated 3 December 2021 with attached approved Crown Building Certificate and Certified/Stamped Architectural Plans.</p> <p>3/2/2022: Record sighted: - Email confirmation from PCA stating this item has been satisfied.</p>				

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G48	B23	Mechanical Ventilation	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the SCA and must comply with the AS 1668.2-2012 The use of ventilation and air-conditioning in buildings - Ventilation design for indoor air containment control and AS 3666.2:2011 Air- handling and water systems of buildings to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	<p>17/01/2022: Record sighted:</p> <ul style="list-style-type: none"> - Letter by JHA (dated 25 November 2021) certifying that the design and specification are in accordance with normal engineering practice and meet the requirements of the building Code of Australia and relevant Australian Standards, including: <ul style="list-style-type: none"> - NCC 2019 Section J5 Air Conditioning and Ventilation Systems - NCC 2019 Section F4.5 Ventilation of Rooms - NCC 2019 Part E2 Smoke Hazard Management - AS 1668.2: 2012 Mechanical Ventilation in Buildings - AS/NZS1668.1: 2015 Fire and Smoke Control in Buildings - Section 8 of AS 1170.4 – 2007 Requirement to restrain engineering services against seismic forces <p>Record sighted (19/01/2022):</p> <ul style="list-style-type: none"> - Email addressed to PCA (dated 25 November 2021) providing the updated mech design statement. <p>3/02/2022: Record sighted:</p> <ul style="list-style-type: none"> - Email confirmation from PCA stating this item has been satisfied. 				
G49	B24	Site Seepage and Dewatering	Details of the proposed connection and or disposal of any site seepage, groundwater or construction site stormwater to Council's stormwater drainage system must be submitted to and approved by Council's Development Engineering Coordinator, prior to commencing any construction activities.	<p>19/01/2022: Interview:</p> <p>UNSW states that this condition is not applicable to the current stage. There is no works proposed in this stage that would result in the accumulation of water/groundwater.</p> <p>20/01/2022: Record sighted:</p> <p>Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G50	B25	Site Seepage and Dewatering	<p>The development must comply with the following requirements to ensure the adequate management of site seepage and sub-soil drainage: demonstrates compliance with:</p> <p>a) seepage/groundwater and subsoil drainage (from planter boxes etc.) must not be collected and discharged directly or indirectly to Council's street gutter or underground drainage system.</p> <p>b) adequate provision is to be made for the groundwater to drain around the basement carpark (to ensure the basement will not dam or slow the movement of the groundwater through the site).</p> <p>c) The walls of the basement level of the building are to be waterproofed/tanked to restrict the entry of any seepage water and subsoil drainage into the basement level/s of the building and the stormwater drainage system for the development.</p> <p>d) Sub-soil drainage systems may discharge via infiltration subject to the hydraulic consultant/engineer being satisfied that the site and soil conditions are suitable and the seepage is able to be fully managed within the site, without causing a nuisance to any premises and ensuring that it does not drain or discharge (directly or indirectly) to the street gutter.</p> <p>e) Details of the proposed stormwater drainage system including methods of tanking the basement levels and any sub-soil drainage systems (as applicable) must be prepared or approved by a suitably qualified and experienced Professional Engineer to the satisfaction of the Certifying Authority and details are to be included in the construction certificate. A copy of the proposed method for tanking the basement levels must be forwarded to Council if Council is not the Certifying Authority.</p>	<p>19/01/2022: Interview:</p> <p>UNSW states that this condition is not applicable to the current stage. There is no works proposed in this stage that would result in the accumulation of water/groundwater.</p> <p>20/01/2022: Record sighted:</p> <p>Urbis (15 March 2021) states that this is not relevant to Stage 1.</p>	This item is considered non-triggered as it does not apply for Stage 1 construction.			

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G51	B26	Warm Water Systems and Cooling Systems	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010, Public Health Regulation 2012</i> and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	19/01/2022: Interview: UNSW states that the Stage 1 construction works do not include the installation, operation and maintenance of warm water systems and water cooling systems.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G52	B27	Storage and Handling of Waste	The building plans and specifications must demonstrate, to the satisfaction of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas must: a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning; b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and c) include provision for separate storage and collection of organic/food waste.	19/01/2022: Interview: UNSW states that the Stage 1 works comprise refurbishment of current works and will not have waste storage areas.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G53	B28	Storage and Handling of Waste	Trade/commercial waste materials must not be disposed via Council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service or a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to Council prior to commencing operation of the business.	19/01/2022: Interview: UNSW states that the Stage 1 works comprise refurbishment of current works and will not have waste storage areas..	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G54	B29	Food Standards	The kitchen is to be designed and constructed in accordance with the <i>Food Act 2003, Food Regulation 2015, Australia & New Zealand Food Standards Code</i> and <i>Australian Standard AS 4674-2004, Design construction and fit-out of food premises</i> . Details of the design and construction of the premises are to be included in the documentation for the construction certificate to the satisfaction of the Certifying Authority.	19/01/2022: Interview: UNSW states that the Stage 1 works will not comprise a kitchen. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G55	B30	Food Standards	The food premises must be inspected by Council's Environmental Health Officer to ascertain compliance with relevant Food Safety Standards and the written approval of Council (being the relevant Food Authority for this food business) must be obtained prior to the operation of the food business.	19/01/2022: Interview: UNSW states that the Stage 1 works will not comprise a food premises. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G56	B31	Food Standards	The food premises must be registered with Council's Health, Building & Regulatory Services Department and the NSW Food Authority in accordance with the Food Safety Standards, prior to commencing business operations.	19/01/2022: Interview: UNSW states that the Stage 1 works will not comprise a food premises. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered as it does not apply for Stage 1 construction.			
G57	B32	Ecologically Sustainable Development	The Applicant must incorporate design, operation and construction ESD measures identified as committed initiatives in the <i>ESD Services Design Report</i> (Appendix O of the EIS). A report detailing measures is to be submitted to the Certifying Authority prior to the commencement of the relevant works.	17/01/2022: Records sighted: - Letter by JHA (dated 11 November 2021) certifying that the design is in accordance with the measures presented in the 'ESD Services Design Report' - Group DLA - BCA Design Certification (Crown Certificate) (dated 3/12/2021) stating that the ESD Services Design Report was received.				

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G58	B33	Construction Environmental Management Plan	<p>a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted to the satisfaction of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council; iv) construction noise and vibration management, prepared by a suitable qualified person; v) management of dust and odour to protect the amenity of the neighbourhood; vi) erosion and sediment control; vii) stormwater control and discharge; viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; ix) procedures for encountering groundwater during construction works; x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint); xii) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of archaeological and Aboriginal heritage; xiii) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and xiv) waste storage, recycling and litter control; <p>b) The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and</p> <p>c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.</p>	<p>17/01/2022: Records sighted:</p> <ul style="list-style-type: none"> - CEMP (Rev03, 16 November 2021) - Post Approval Form (date 23 November 2021) containing the Construction Environmental Management Plan as an attachment. 				
				<p>17/12/2022: Record sighted:</p> <ul style="list-style-type: none"> - CEMP does not include works that have not been approved in development consent. 				
				<p>2/02/2022: Record sighted:</p> <ul style="list-style-type: none"> - Email submission of the CEMP to Council dated 31 January 2022. - Post Approval Form (date 23 November 2021) containing the Construction Environmental Management Plan as an attachment. 				
G59	B34	Construction Environmental Management Plan	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	<p>19/01/2022: Interview:</p> <p>UNSW states that the CEMP has not been revised.</p>				

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G60	B35	Construction Noise and Vibration Management Plan	<p>a) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted to the satisfaction of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines; iii) describe the measures that would be implemented to ensure: iv) best management practice is being employed; v) compliance with the relevant conditions of this consent; vi) describe the proposed noise and vibration management measures in detail; vii) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; viii) describe the consultation undertaken to develop the strategies in v) above; ix) evaluates and reports on the effectiveness of the noise and vibration management measures; and x) include a complaints management system that would be implemented for the duration of the construction works. <p>b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.</p>	<p>Record sighted 19/01/2022:</p> <ul style="list-style-type: none"> - Belmadar (24/11/2021) Noise and Vibration Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project, Revision - 04. <p>Record sighted: 2/02/2022:</p> <ul style="list-style-type: none"> - Email submission of the Noise and Vibration Management Plan to Council dated 31 January 2022. - Post Approval Form (dated 2 February 2022) attaching Construction Noise and Vibration Management Plan. 	This item is considered non-compliant as the Construction Noise and Vibration Management Plan was submitted to Council and DPIE after construction has commenced, with no evidence of consultation with Council.			
G61	B36	Construction Noise and Vibration Management Plan	The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	<p>19/01/2022: Record sighted :</p> <ul style="list-style-type: none"> - Belmadar (24/11/2021) Noise and Vibration Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project, Revision - 04. <p>Observation 19/01/2022:</p> <ul style="list-style-type: none"> - No excessive loud or activities that cause vibration were noted by the auditor during the site audit. 				
G62	B37	Construction Waste Management Plan	<p>a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted to the Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) recycling of demolition materials including concrete; and ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. <p>b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials;</p> <p>c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and</p> <p>d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p>	<p>17/01/2022: Record sighted:</p> <ul style="list-style-type: none"> - Belmadar (22/11/2021) Waste Management Plan, Project: UNSW Cliffbrook Estate, 43 Beach Street Coogee NSW 2034. - RiskTech (1/06/2021) Asbestos and Hazardous Materials Survey, Cliffbrook Campus, Building CC3 - The Garage including the handling and management of lead paint. - Airsafe (7/12/2021) Certificate of Analysis confirming asbestos was not detected in building materials. <p>19/01/2022: Records sighted:</p> <ul style="list-style-type: none"> - Belmadar (22/11/2021) Waste Management Plan, Project: UNSW Cliffbrook Estate, 43 Beach Street Coogee NSW 2034 - RiskTech (1/06/2021) Asbestos and Hazardous Materials Survey, Cliffbrook Campus, Building CC3 - The Garage including the handling and management of lead paint and indicating that no asbestos was identified. - Airsafe (7/12/2021) Certificate of Analysis confirming asbestos was not detected in building materials. <p>19/01/2022: Interview:</p> <p>Belmadar states that no hazardous material was observed at the site, with the exception of potential lead paint. Removal of lead paint has not occurred.</p> <p>19/01/2022: Interview:</p> <p>No waste has been removed from the site to date.</p> <p>17/01/2022: Record sighted:</p> <ul style="list-style-type: none"> - Post Approval Form (date 23 November 2021) containing the Construction Waste Management Plan as an attachment. 				

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G63	B38	Construction Waste Management Plan	The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	19/01/2022: Interview: No waste has been removed from the site to date.				
G64	B39	Construction Traffic and Pedestrian Management Plan	<p>a) Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be submitted to the satisfaction of the Certifying Authority. The CTPMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council; iii) predicted construction traffic volumes, types and routes including any known road closures and consideration of alternate routes; iv) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points; v) loading and unloading, including construction zones; vi) details of management measures to minimise traffic impacts, vii) pedestrian and traffic management methods; and viii) consideration of the cumulative construction traffic impacts of surrounding projects under construction. Existing CTPMPs for developments within or around the Subject Site must be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network. <p>b) The Applicant must submit a copy of the CTPMP to the Department and Council, prior to the commencement of works.</p>	<p>17/01/2022: Record sighted: - Belmadar (18/11/2021) Traffic Management Plan UNSW Cliffbrook Estate Building CC3 Project.</p> <p>17/01/2022: Record sighted: - Post Approval Form (date 23 November 2021) containing the Traffic Management Plan as an attachment.</p> <p>Record sighted: 2/02/2022: - Email submission of the Traffic Management Plan to Council dated 31 January 2022.</p>				
G65	B40	Construction Traffic and Pedestrian Management Plan	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	<p>19/01/2022: Interview: Belmadar states that CTPMP is implemented during construction works.</p> <p>19/01/2022: Observation: The Auditor did not observe any construction vehicles at the time of Audit.</p>				
G66	B41	Complaints and Enquiries Procedure	<p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <ul style="list-style-type: none"> a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; b) a postal address to which written complaints and enquires may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted. 	<p>19/01/2021: Observation: - 24 hour site contact phone numbers, email and postal address were provided on a sign affixed to the construction fencing.</p> <p>2/02/2022: Records sighted: - UNSW (30 November 2021) UNSW Cliffbrook Complaints and Enquiries Procedure. - Email from UNSW to DPIE dated 1 February 2022 requesting approval that toll free number is not provided. - Email from DPIE dated 1 February 2022 stating that a formal request has to be submitted to negate the need of toll free number.</p> <p>Based on discussion with UNSW, UNSW will not pursue this matter further.</p>	The item is considered non-compliant as a toll free number has not been provided. It is noted that UNSW is not proposing to provide a toll free number due to the short duration of the project.			

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G67	B42	Complaints and Enquiries Procedure	<p>A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works.</p> <p>The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>a) number of complaints received; b) number of people affected in relation to a complaint; and c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.</p>	<p>19/01/2021 Evidence Sighted:</p> <ul style="list-style-type: none"> - Belmadar complaints management system. - The site complaint register including the number of complaints received, the number of people affected in relation to a complaint and the nature of the complaint, the action taken and resolution. 				
G68	B43	Utility Services	<p>Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.</p>	<p>17/01/2022: Record sighted: Ausgrid Application / Receipt to Alter Existing Connection (dated 29 November 2021)</p>				
G69	B44	Utility Services	<p>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.</p>	<p>17/01/2022: Record sighted: Ausgrid Application / Receipt to Alter Existing Connection (dated 29 November 2021)</p>				
G70	B45	External Walls and Cladding	<p>The external walls of the building including additions to existing buildings, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the commencement of construction works the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in external walls, including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.</p> <p>The Applicant must provide copy of the documentation given to the Certifying Authority to the Secretary within 7 days after the Certifying Authority accepts it.</p>	<p>19/01/2022: Interview: UNSW states that the site will be utilising the existing façade. This item is considered not triggered.</p>	<p>This item is considered non-triggered as it does not apply for Stage 1 construction.</p>			
G71	B46	Compliance Reporting	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction works.</p> <p>The Pre-Construction Compliance Report must include:</p> <p>a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction.</p>	<p>17/01/2022: Record sighted: Pre-Construction Compliance Report by Belmadar (dated 1 December 2021) - Email acknowledgement dated 9 December 2021 for submission of the Pre-Construction Compliance Report - UNSW - Cliffbrook Campus Redevelopment to DPIE.</p>				

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G72	B47	Independent Environmental Audit	No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of ASINZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development, unless otherwise agreed by the Secretary.	<p>17/01/2022: Record sighted:</p> <ul style="list-style-type: none"> - Post Approval Form (dated 5 November 2021) containing the Audit Program as an attachment, lodged as notification of preparation of the Audit Program within the one month timeframe prescribed under the condition. Audit program was dated 4 November 2021. - Request for Information in response to the above Post Approval Form (date 26 November 2021) asking for reasoning for a team of five auditors being proposed to undertake the Independent Environmental Audit. - Post Approval Form (dated 26 November 2021) containing the updated Audit Program as an attachment. <p>2/02/2022: Record sighted:</p> <ul style="list-style-type: none"> - DPIE email dated 9 December 2022 stating they have no comments on the Audit Program. - Email from Urbis to DPIE dated 15 November 2022 requesting a delayed submission of Audit Program. - Email from UNSW to DPIE dated 31 January 2022, requesting the written approval of delayed submission of Audit Program. - Email from DPIE dated 2 February 2022, stating that the delayed submission request was not provided prior to the required date (1 month prior to construction commencement) and hence has not been accepted. 	This item is considered non-compliant because the Audit Program was provided less than 1 month prior to construction (outside the timing required by this condition) as the Auditor was only engaged and approved within that period. Based on the information provided by UNSW, approval for delayed submission of the Audit Program was sought as soon as the delay was anticipated on 15 November 2022.			
G73	B48	Independent Environmental Audit	<p>All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <ul style="list-style-type: none"> a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; b) assesses whether the development is complying with the terms of this consent; c) reviews the adequacy of any document required under this consent; and d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent. <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p>	Geosyntec was engaged to conduct this Independent Environmental Audit. This report meets items a)-d).				

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Part C DURING CONSTRUCTION								
G74	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 Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	19/01/2022: Observation: A copy of Safety Management System, Environmental Management System, Noise and Vibration Management Plan, Waste Management Plan observed in the site office.				
G75	C2	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7.00 am and 5.00 pm, Mondays to Fridays inclusive; b) between 8:00 am and 5:00 pm, Saturdays; and No work on Sundays and public holidays. Activities may be undertaken outside these hours if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) if required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or c) works are inaudible at the nearest sensitive receivers; or d) if a variation is approved in advance in writing by the Secretary or her nominee. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	19/01/2022: Records sighted: - Daily sign in and out records for 8/12/2021 to 19/12/2022. Earliest sign in time is between 6:30am and latest sign out time is 3:30pm. Belmadar states that while sign in time was at 6:30am for several entries, contractors did not work until after 7am. - It is noted that the works are covered under the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021, which allows extended construction works and works on Sundays and public holidays. - Belmadar states that they will introduce an electronic system (Breadcrumbs) in the near future.				
G76	C3	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9.00 am to 12.00 pm, Monday to Friday; b) 2.00 pm to 5.00 pm Monday to Friday; and c) 9.00 am to 12.00 pm, Saturday.	19/01/2022: Observation: No rock breaking, rock hammering, sheet piling, pile driving and similar activities were observed. 19/01/2022: Interview: No rock breaking, rock hammering, sheet piling, pile driving and similar activities are proposed for the site.				
G77	C4	Construction Noise Management	The development must be constructed with the aim of achieving the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required under Condition 834.	19/01/2022: Observation: No work was being conducted at the time of site audit. No unacceptable noise was observed.				
G78	C5	Construction Noise Management	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in <i>Noise Policy for Industry</i>), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	19/01/2022: Observation: No work was being conducted at the time of site audit. No unacceptable noise was observed.				
G79	C6	Construction Noise Management	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under Condition C2.	19/01/2022: Record and Interview: - No construction vehicles are present onsite. Belmadar states that they open the site at 7am. - Daily sign in and out records for 8/12/2021 to 19/12/2022. Earliest sign in time is between 6:30am and latest sign out time is 3:30pm. Belmadar states that while sign in time was at 6:30am for several entries, contractors did not work until after 7am.				
G80	C7	Construction Noise Management	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents. These activities are to be carried out after 8 am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	19/01/2022: Interview: Belmadar states that there are respite periods throughout the day, but there is no plan to conduct noisy work onsite. 19/01/2022: No unacceptable noise was observed during audit.				
G81	C8	Construction Noise Management	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a CNVMP required under Condition 834.	19/01/2022: Interview: No piling is proposed for the Stage 1 project.				

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G82	C9	Construction Noise Management	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.	19/01/2022: Interview: No vehicle using alarm is proposed.				
G83	C10	Construction Noise Management	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the Subject Site.	19/01/2022: Observation: No work was being conducted at the time of site audit. No unacceptable noise was observed. 19/01/2022: Records sighted: - Noise complaint dated 3 January 2021 and 12 January 2021 (by the same complainant) regarding noise during chiselling work and work on Sundays and public holidays and dust. - Belmadar's letter dated 11 January 2022 and email dated 14 January 2022 which provided apology and proposal to carry out noisy works on Monday to Friday only.	Based on the information provided by Belmadar, the noise was generated through chiselling using hand tool. Given that noise monitoring is not conducted, the Auditor cannot assess adherence of noise limits. Noting that there has only been 1 noise complaint, the Auditor considers that this may be an isolated incident. The Auditor considers that Belmadar's proposed strategy to conduct noisy works only on Monday to Friday is considered appropriate. Recommendation: Respite periods must be conducted during noisy works. Should any equipment likely to result in offensive noise is proposed to be used, notification to neighbouring properties is considered required.			
G84	C11	Vibration Criteria	Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to: a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 - Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment; c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and d) these limits apply unless otherwise outlined in the CNVMP required under Condition 834 and submitted to the satisfaction of the Certifying Authority.	19/01/2022: Interview: Belmadar states that there is no proposed work (e.g. demolition, earthworks, piling) that would cause vibration.				
G85	C12	Unexpected Finds - Non-Aboriginal Heritage	If unexpected archaeological deposits/relics objects are uncovered during earthworks, excavation or disturbance, the Applicant must cease works immediately and notify the OEH and obtain any necessary approvals to continue the works. The Applicant must comply with any request made by the OEH to cease works for the purpose of archaeological recording.	19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected archaeological objects have been encountered. Minor excavation will be conducted for stormwater pipe installation which is an extension of current stormwater pipe (approximately 100mm depth) - unexpected finds will be dealt with unexpected finds protocol in the construction environmental management plan. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered given excavation is expected to be limited on the soil surface. However, should archaeological deposits/relics objects are uncovered, this condition must be met.			

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G86	C13	Unexpected Finds - Non-Aboriginal Heritage	The Applicant must implement the recommendations of the <i>Historical Archaeology</i> reports (Appendix I of the EIS (dated 3/5/2017) and Appendix J of the RTS (dated 22/6/2017) prepared by Mary Dallas Consulting Archaeologists to ensure that impacts upon subsurface heritage items are minimised and managed.	19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected archaeological objects have been encountered. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered given excavation is expected to be limited on the soil surface. However, should archaeological deposits/relics objects are uncovered, this condition must be met.			
G87	C14	Unexpected Finds - Non-Aboriginal Heritage	In the event that additional archaeological testing and/or excavations are undertaken in accordance with the recommendations of Condition C13, a detailed report of findings and management measures is to be submitted to the OEH Heritage Division within 6 months of the works.	19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected archaeological objects have been encountered. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered given excavation is expected to be limited on the soil surface.			
G88	C15	Heritage Items	Where significant heritage fabric is to be removed, these items are to be clearly labelled and securely stored on site for possible reinstatement at a later date and/or used for interpretation purposes following archival recording (as required by Condition 816). Should reinstatement not be feasible, items must be stored on site in perpetuity.	19/01/2022: Interview: Heritage fabric has not been removed.	Recommendation: This condition must be met if significant heritage fabric is to be removed.			
G89	C16	Unexpected Finds - Aboriginal Heritage	In the event that surface disturbance identifies a previously unrecorded Aboriginal object, outside of the investigation works outlined in the Aboriginal Archaeological Management to be prepared in accordance with condition 818, all works must stop all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the La Perouse Local Aboriginal Land Council must be contacted to determine appropriate management of the objects in accordance with the Aboriginal Archaeological Management Plan. The objects are 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, to determine the final management and interpretation of any retrieved Aboriginal objects.	19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected Aboriginal objects have been encountered. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G90	C17	Biodiversity	The Applicant must implement the recommendations of the Biodiversity Management Plan (Appendix M of the EIS prepared by Narla Environmental (3/5/2017)) to ensure that impacts upon flora and fauna are minimised and managed.	19/01/2022: Interview: Belmadar states that no earthworks are proposed other than minor excavation (100mm depth) for installation of stormwater pipe. No work is proposed that will require the implementation of the Biodiversity Management Plan. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	This item is considered non-triggered given excavation is expected to be limited on the soil surface.			
G91	C18	Protection of Street Trees	a) No street trees are to be trimmed or removed during construction unless: i) it forms a part of this development consent; or ii) prior written approval from Council is obtained; or iii) is required in an emergency to avoid the loss of life or damage to property. b) All street trees adjacent to the Subject Site not approved for removal must be protected at all times by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches during construction. Any tree within the adjoining streets which is damaged or removed during construction due to an emergency must be replaced to the satisfaction of Council. c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction.	19/01/2022: Interview: Belmadar states that no tree trimming or removal is proposed under Stage 1 work.				

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G92	C19	Waste	All waste generated during construction must be assessed, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).	19/01/2022: Interview: Belmadar states that no earthworks have been conducted onsite and no soil waste is proposed to be generated.	Recommendation: Should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility.			
G93	C20	Waste	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.	19/01/2022: Interview: Belmadar states that no excavation spoil has been generated onsite.				
G94	C21	Waste	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.	19/01/2022: Interview: Belmadar states that no concrete waste or rinse water has been generated onsite and rinse water will be stored and concrete waste will be collected.	Recommendation: Concrete water and rinse water are to be collected and disposed of appropriately.			
G95	C22	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.	19/01/2022: Interview: Belmadar states no asbestos has been encountered onsite. 19/01/2022: - Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. - Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed.	Recommendation: Should any excavated material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility. Removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed asbestos removalist. Disposal of asbestos containing material may need tracking using the NSW EPA WasteLocate tracking system.			
G96	C23	Erosion and Sediment Control	All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	19/01/2022: Observation: Sediment control was observed on the stormwater grate onsite.				
G97	C24	Disposal of Seepage and Stormwater	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant approval authority where necessary.	19/01/2022: Interview: Belmadar states no earthworks are proposed onsite that would result in accumulation of rainwater or groundwater. 19/01/2022: Observation: No accumulated rainwater or groundwater was observed onsite. 20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G98	C25	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows during construction activities.	19/01/2022: Interview: Belmadar states no road occupancy licence is required for the site. Some parking space is available onsite.				

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G99	C26	Unloading of Construction Materials	The loading and unloading of construction materials may only occur within the boundary of the Subject Site to ensure the continued and unimpeded operation of the surrounding road network.	19/01/2022: Interview: Belmadar states that loading and unloading of construction materials occur within the UNSW property boundary. 19/01/2022: Observation: There is adequate space for construction vehicles onsite for loading and unloading of materials.				
G100	C27	Site Notice	a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) The site notice(s) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/ noise complaint are to be displayed on the site notice; and iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.	19/01/2022: Observation: Site notice with appropriate details observed onsite.				
G101	C28	Work Cover Requirements	To protect the safety of work personnel and the public, the Subject Site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.	19/01/2022: Observation: Fencing was observed onsite, which is considered adequate.				
G102	C29	Hoarding/Fencing Requirements	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.	19/01/2022: Observation: Fencing was observed onsite, which is considered adequate. No third party advertising or graffiti was observed on the fencing.				
G103	C30	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 any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	19/01/2022: Observation: No construction material was observed outside the boundary of the construction that would cause any obstruction.				
G104	C31	Incident Reporting	Within 24 hours of the occurrence of an incident that causes (or may cause) significant harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident.	19/01/2022: Interview: Belmadar states there was no incident to date on the project.				
G105	C32	Incident Reporting	Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested	19/01/2022: Interview: Belmadar states there was no incident to date on the project.				
G106	C33	Compliance Tracking and Reporting	The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the Development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.	19/01/2022: Interview: Environmental reporting has not been conducted.	Recommendation: Consultation with DPIE and PCA should be conducted to assess the need for environmental reporting for the Stage 1 project.			

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G107	C34	Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:</p> <p>i) the documents referred to in condition A2 of this consent;</p> <p>ii) all current statutory approvals for the development;</p> <p>iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi) a summary of the current stage and progress of the development;</p> <p>vii) contact details to enquire about the development or to make a complaint;</p> <p>viii) a complaints register, updated monthly;</p> <p>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;</p> <p>x) any other matter required by the Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Secretary.</p> <p>Note: This condition does not require any confidential information to be made available to the public.</p>	<p>2/02/2022: Record sighted:</p> <p>- Project website: https://www.estate.unsw.edu.au/unsw-cliffbrook-campus-stables-heritage-restoration, which contains:</p> <p>- Link to Major Projects Portal for approvals and drawings</p> <p>- Approved plans</p> <p>- Complaint register</p> <p>- Enquiries procedure</p> <p>- Contact</p> <p>- Audit Program</p>				
G108	C35	Compliance - General	<p>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.</p>	<p>19/12/2022: Records sighted:</p> <p>- Induction Register dated 8 December 2021, 9 December 2021, 4 January 2022.</p> <p>2/02/2022: Record sighted:</p> <p>- Belmadar Site Rules and Requirements</p>				
G109	C36	Compliance - General	<p>The Applicant must be responsible for environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.</p>	<p>19/12/2022: Interview:</p> <p>- Belmadar states that no environmental incident has been recorded.</p> <p>19/12/2022: Records sighted:</p> <p>- Belmadar Site Rules and Requirements (updated 24 January 2022)</p>				
G110	C37	Compliance - General	<p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Secretary.</p> <p>The Construction Compliance Reports must include:</p> <p>a) a results summary and analysis of environmental monitoring;</p> <p>b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;</p> <p>c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period;</p> <p>d) a register of any modifications undertaken and their status;</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this consent; and</p> <p>g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.</p>	<p>19/01/2022: Interview:</p> <p>Belmadar states that construction Compliance Report has not been conducted at the site given the project recently commenced.</p>				

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G111	C38	Protection of Public Infrastructure	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.	19/01/2022: Interview: Belmadar states that no repair of public infrastructure has been required to date.				
Part D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE								
G112	D1	Infrastructure	Prior to issuing a final occupation certificate or occupation of the Development (whichever is sooner), the Applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb and gutter, nature strip, etc. which are due to building works being carried out as part of the Development. This include the removal of cement slurry from Council's footpath and roadway.	Project is not yet complete.				
G113	D2	Contamination	The Applicant must submit to the Certifying Authority a Site Audit Report and Site Audit Statement prepared by an EPA accredited site auditor, prior to occupation of the building. The Site Audit Report and Site Audit Statement must verify that the land is suitable for the uses proposed as part of this consent.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G114	D3	Car Parking Management	A Car Parking Management Plan (PMP) is to be prepared to ensure that there is restricted access to street parking around the Cliffbrook Campus and adequate overflow parking available at the UNSW Kensington Campus. The PMP must contain the following: a) detail of scenarios when the UNSW Kensington Campus parking facilities will be used to address parking demand at the Cliffbrook Campus; b) a detailed map delineating the parking that will be reserved at the UNSW Kensington Campus for students and patrons of the Cliffbrook campus; c) details of the shuttle service including, route and frequency of shuttles to the Cliffbrook Campus; and d) demonstrate compliance with the Passenger Transport Act 2014. The PMP is to be approved by the Certifying Authority prior to occupation of the building.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.	Recommendation: To be prepared prior to completion of project, noting that this does not apply to Stage 1.			
G115	D4	Stormwater	If an onsite detention/infiltration system is required, a "restriction on the use of land" and "positive covenant" (under Section BBE of the Conveyancing Act 1919) must be placed on the title of the subject property to ensure that the onsite detention/infiltration system is maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant must not be released, varied or modified without the consent of the Council.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G116	D5	Stormwater	A Stormwater Quality Management Plan (SQMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The SQMP must contain the following: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; a) waste management and disposal; b) traffic control measures (if required); c) relevant contact information; d) renewal, decommissioning and replacement timelines and activities of all stormwater quality treatment devices; e) incorporate design plans and accompanying design notes, including any water sensitive urban design measures; f) describe the measures which would be implemented to maintain the infrastructure during the life of the Development, including maintenance, monitoring and annual reporting; and g) Work Health and Safety requirements. Details demonstrating compliance are to be submitted to the Certifying Authority prior to occupation of the building.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				

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G117	D6	Rainwater Harvesting	The Applicant must ensure that a rainwater reuse/harvesting system for the Development is developed for the site. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer. A signed works-as-executed Rainwater Re-use Plan is to be provided to the Certifying Authority prior to the issue of the final Occupation Certificate.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G118	D7	Mechanical Ventilation	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to occupation of the building, that the installation and performance of the mechanical systems complies with: a) the BCA; b) AS 1668.2-2012 The use of air conditioning in buildings - Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G119	D8	Road Damage	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to occupation of the building.	Project is not yet complete.				
G120	D9	Compliance Certificate	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation and submitted to the Certifying Authority prior to occupation of the building. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.	Project is not yet complete.				
G121	D10	Post-construction Dilapidation Report	Prior to occupation of the building: a) The Applicant must engage a suitably qualified person to prepare a Post-Construction Dilapidation Report at the completion of the construction works. The report is to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure. b) The report is to be submitted to the satisfaction of the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by these conditions; and ii) where relevant, have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) A copy of this report must be submitted to Council.	Project is not yet complete.				
G122	D11	Fire Safety Certification	Prior to occupation of the building and if required, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Project is not yet complete.				
G123	D12	Structural Inspection Certificate	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Secretary and Council after: a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Project is not yet complete.				
G124	D13	Signage	Wayfinding signage must be integrated at all entry and exit points and is to be installed prior to occupation of the building.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				

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G125	D14	Outdoor Lighting	All outdoor lighting within the site must comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of use of the site.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G126	D15	Surveillance	CCTV and suitable lighting must be provided on the external perimeter of the building prior to occupation of the building.	20/01/2022: Record sighted: Urbis (15 March 2021) states that this is not relevant to Stage 1.				
G127	D16	External Walls and Cladding	The external walls of the building including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to occupation, 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 NCC as built. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.	Project is not yet complete.				
ADVISORY NOTES								
G128	AN1	Appeals	The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation (as amended).	19/01/2022: Interview: UNSW states that this is not applicable at this stage of development.				
G129	AN2	Other Approvals and Permits	The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act 1993 or Section 138 of the Roads Act 1993.	19/01/2022: Interview: Belmadar states that no permit has been required for the site, noting proposed work includes internal refurbishment only.				
G130	AN3	Responsibility for other consents / agreements	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Noted, noting that the Auditor has also requested input from DPIE, Council and Heritage NSW and the consultation did not indicate additional requirements from those agencies.				
G131	AN4	Use of Mobile Cranes	The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the Subject Site, including from the Civil Aviation Safety Authority, prior to the commencement of works. In particular, the following matters must be complied with: a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council: i) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and ii) At least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions. b) The use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to the approved construction hours without the prior approval of Council.	19/01/2022: Interview: Belmadar states mobile cranes are not required for the Stage 1 works.				
G132	AN5	Temporary Structures	a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA. b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures. c) Should the height of any temporary structure and/or equipment (including mobile cranes) be greater than 45.72 metres above existing ground level, approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulation 1988, prior to the commencement of above ground works.	19/01/2022: Interview: UNSW states that no temporary structures are proposed for the Stage 1 works.				

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G133	AN6	Disability Discrimination Act	This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	2/2/2022: - Email to UNSW to PCA dated 1 December 2021, submitting: - Accessibility Solutions (NSW) Pty Ltd Accessibility Report Construction Documentation Former Garage (Stage 1) Cliffbrook Centre, University of New South Wales. - fmjtstudio (26 November 2021) Design Statement - NCC 2019. - Email from PCA dated 1 February 2022 stating his satisfaction that Condition B8 has been met.				
G134	AN7	Commonwealth Environment Protection and Biodiversity Conservation Act 1999	a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister. b) This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.	19/01/2022: Interview: Belmadar states that there are no proposed earthworks that will trigger these Acts.				
G135	AN8	Asbestos Removal	All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".	19/01/2022: Interview: Belmadar states no asbestos has been encountered onsite. 19/01/2022: - Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. - Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed.	Recommendation: Should asbestos be encountered as an unexpected find, removal of asbestos must be conducted in accordance with SafeWork NSW requirements and may require notification to SafeWork NSW and be conducted by appropriately licensed asbestos removalist.			
G136	AN9	Site contamination issues during construction	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Certifying Authority.	No contamination has been encountered, noting no earthworks have been conducted at the site.				
Environmental Impact Statement								
G137	8.0	Overshadowing	Overshadowing of adjoining residential properties particularly to the east on Battery Street. Buildings have generally been setback or designed to consider the solar access to neighbouring properties.	19/01/2022: Interview: Belmadar states that this is relevant to Stage 3 (not relevant to Stage 1), noting Stage 1 does not include construction of additional building.				
G138	8.0	Privacy	Visual and acoustic privacy to the development to the north and south of the new building. The northern accommodation rooms and southern common lounge area contains louvres, battens and are orientated to minimise aural and visual privacy impacts.	19/01/2022: Interview: Belmadar states that this is relevant to Stage 3 (not relevant to Stage 1), noting Stage 1 does not include construction of additional building.				
G139	8.0	Crime and safety	Consideration of risk of crime risk to safety to participants, staff and visitors, by: - Appropriate lighting. - Appropriate landscaping to allow surveillance. - Controlled public access through gates. - Way finding signage. - Keys for staff for access. - Staff management of all areas.	19/01/2022: Observation: - The site comprises a current building, within a gated complex.				

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G140	8.0	Biodiversity	Assigning an Ecologist to be present on site during the clearing. Reducing the width of the walkway to as narrow a width as practicable (1.5m.) without reducing its purpose. Micro-siting the route of the pathway to avoid habitat which holds high habitat value. Maintaining and enhancing bushland revegetation and weed management post construction phase. A Biodiversity Management Plan has been prepared for the site and accompanies the application at Appendix M of EIS. Restoring elements of Eastern Suburbs Banksia Scrub to areas where it is considered to have formerly occurred. Facilitating an increase in the extent of locally indigenous native vegetation.	19/01/2022: Interview: Belmadar states that no earthworks are proposed for the Stage 1 project that would require site clearing.				
G141	8.0	Aboriginal Heritage and European Heritage	Archaeological monitoring. - Archaeological test and/or salvage excavation where required. - Reporting and Artefact Management (if required). - Compile an Aboriginal Heritage Management Plan.	19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected archaeological objects have been encountered. Minor excavation will be conducted for stormwater pipe installation which is an extension of current stormwater pipe (approximately 100mm depth) - unexpected finds will be dealt with unexpected finds protocol in the construction environmental management plan.	This item is considered non-triggered given excavation is expected to be limited on the soil surface.			
G142	8.0	Acoustics / Noise	Cliffbrook Campus develop and publish a Noise Management Policy. - Partition and floor specifications will be included in the detailed design stage, and compliance with NCC BCA. - minimum 6mm float glass is used for the external glazing. - Doors separating a sole occupancy unit from a stairway, public corridor, public lobby etc. must have an Rw not less than 30. - Acoustic treatment of the mechanical plant on the lower ground, ground floor and on the roof top. - Consultation with neighbouring properties particularly prior to demolition and excavation. - Logging of any noise complaints received and follow up by the site manager. - Preparation of a construction programme for the works, from site establishment to site works and completion. - A Noise and Vibration Management Plan is to be prepared by the contractor.	19/01/2022: Interview: - Belmadar states that no demolition is proposed for the Stage 1 project. 19/01/2022: Records sighted: - Complaints register observed (see Item G83). - Belmadar (24/11/2021) Noise and Vibration Management Plan, Project: UNSW Cliffbrook Estate Building CC3 Project, Revision - 04.				
G143	8.0	Environmental and Construction Management Plan	A detailed Environmental and Construction Management Plan is to be prepared by the Contractor prior to the commencement of works, and is to include: - Appropriate dust suppression measures will be deployed and installed by the contractors to maintain a dust free environment to neighbouring properties as reasonable possible during the course of the project - Noise and Vibration Control Plan. - Soil and Water Management Plan. - Waste Management Plan. - Detailed CTMP to be prepared by the building contractor in association with UNSW.	19/01/2022: Construction environmental management plan, noise and vibration management plan, waste management plan and traffic and pedestrian management plan prepared (see items G58, G60, G62, G64)				
G144	8.0	Arboricultural Assessment	Trees 1 to 3, 5, 6, trees 9, 10, 12 to 24, 25 to 34, 53 to 65 and trees 67 to 77 be retained and protected for the duration of the works. - Any excavation within or at the edge of nominated Structural Root Zone of any tree will need to be completed under the supervision of the AQF level 5 site Arborist. Supervision of the excavation of the northern basement wall for trees 16-24 will be required. If any roots 50mm+ are located the AQF level 5 Arborist should be consulted. - It is recommended that all tree protection measures are in place as described in section 4 of the Arboricultural report prior to the commencement of any further works. - At the end of the works period the tree will be inspected by an AQF 5 Arborist to determine if the trees have been maintained adequately. - Employ construction procedures using the Australian Standard AS4970 2009 Protection of trees on development sites as a basis for tree protection as well as the site specific instructions listed in section 5 of the Arboricultural report.	19/01/2022: Interview: Belmadar states that no tree removal is proposed as part of Stage 1 project.				

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G145	8.0	Heritage conservation	- An archival recording on the site should be prepared prior to the commencement of works. - An interpretation strategy for the site should be prepared that considers the early history of the site as a private residence and its use by the AAEC.	17/01/2022: Record sighted: - Archival Report by Weir Phillips Heritage and Planning (dated May 2021). - Email correspondence with Council (dated 25 November 2021) with Archival Report as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with Archival Report as an attachment. - Weir Phillips Heritage and Planning (24 November 2021) Cliffbrook, No. 45 Beach Street, Coogee Interpretation Plan. - Post Approval Form (dated 26 November 2021) containing the heritage interpretation plan as an attachment. - Email correspondence with Council (dated 25 November 2021) with heritage Interpretation Plan as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with heritage Interpretation Plan as an attachment.				
G146	8.0	Contamination	- The asbestos in soil impact be managed without disturbance by developing and implementing a site-specific Asbestos Management Plan, and inclusion of the asbestos in soil locations on a site asbestos register.	19/01/2022: Interview: Belmadar states no asbestos has been encountered onsite. 19/01/2022: - Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. - Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed.				
G147	8.0	Geotechnical	- Implementation of the recommendations contained in Section 5 of the Geotechnical Assessment report prepared by Pells Sullivan.	19/01/2022: Belmadar states that no earthworks are proposed for the site, noting that the proposed work includes internal refurbishment.	This item is considered non-triggered as no change in structure is proposed.			
G148	8.0	Water management	Manage any impacts from stormwater including: - Implement stormwater concept. - Discharge into the existing Council stormwater pit. - Improve quality of stormwater through WSUD including grassed swales, open turf areas, gross pollutant traps and collection and reuse of clean roof water.	19/01/2022: Observation: Sediment control was observed on the stormwater grate onsite.				
G149	8.0	Waste	Minimise excessive waste generation by: - Waste generated during construction for disposal to be removed by a licensed waste contractor and disposed of in a licensed landfill facility if/as required. - Segregate and recycle solid wastes generated by construction activities Reduce wastes by selecting, in order of preference, avoidance, reduction, reuse and recycling. - Make purchasing decisions that consider recycled products. - Consider measures and performance based targets for reduction, reuse and recycling.	19/01/2022: Record sighted: - Belmadar (22/11/2021) Waste Management Plan, Project: UNSW Cliffbrook Estate, 43 Beach Street Coogee NSW 2034. 19/01/2022: Interview: Belmadar states that no waste has been generated to date.				
Construction Environmental Management Plan								
G150	6.0	Training	All project personnel will receive training of environmental management during site induction to ensure that responsibilities are understand and workers and are competent to carry out the work in line with environmental requirements. The Site Manager is responsible for coordinating environmental training, forwarding training records and assessing the effectiveness of training at project level.	19/12/2022: Records sighted: - Induction Register dated 8 December 2021, 9 December 2021, 4 January 2022 - Belmadar Site Rules and Requirements				

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G151	8.3	Procurement	- Subcontractors' SWMS are to include environmental procedures and practices, and will be assessed by the site manager during induction. - Weekly site walks will include monitoring and evaluation of the subcontractor's environmental procedures and ensure they operate in accordance with their SWMS and environmental policies.	19/01/2022: Records sighted: Samples of SWMS were sighted: - DC Demo Solutions (7 December 2021) Safe Work Method Statement - Demolition Works No. 1. - AJB Electrical Services (15 November 2021) Safe Work Method Statement for Electrical Works. 2/02/2022: Records sighted: - Belmadar (31 December 2021) Weekly Site HSEQ Inspection #1. - Belmadar (6 January 2022) Weekly Site HSEQ Inspection #2. - Belmadar (16 January 2022) Weekly Site HSEQ Inspection #3.				
G152	8.4	Transport and storage	- All transport, handling and storage of goods is to be done in accordance with Belmadar's quality management plan . Chemicals and hazardous materials are to be transported, handled and stored in accordance with supplied SDS' as well as the Dangerous Goods Act 2008. - Transport documentation must be included upon delivery of each load unless an exemption has been approved. The following information must be included in the documentation: -Contact details of workplace -Contact details of transporter -Transport date, origin and destination -Product information including name, quantity or classification - Materials are to be kept in designated storage areas under the discretion of the site manager, in areas clear of obstructions, access ways and water ways. Chemicals and hazardous materials require caution with handling and should be located nearby to the drop-off zone to minimise risk of spills and damage to the environment. Any provided SDS' should be stored with the respective products, with the register kept in the site office.	19/01/2022: Interview: - No chemicals have been used at the site, which requires SDS. - A generator was observed onsite, which was not in operation. No fuel was observed. 19/01/2022: Observation: - No chemicals observed at the site. 19/01/2022: Records sighted: - Belmadar (22 November 2021) Safety Management System Section 1.19.				
G153	8.5	Plant & Equipment	All plant to be brought on site must be documented in Form F1.4 Plant ID Register prior to use. Plant is to be inspected and services to ensure it meets the criteria outlined in the form F1.3 Mobile plant requirements. Plant and equipment used by Belmadar will be monitored and maintained at intervals in accordance with F1.7 Inspection Test Plan. In particular, the following requirements apply: Plant will be inspected and serviced prior to operation by the site manager. If major defects or mechanical faults are discovered, a certified engineer or manufacturer is required for sign off. Plant will be serviced, refuelled and washed down in designated areas, such as concrete wash out bays, where runoff can be captured and disposed of Fuelling will be conducted in bunded areas. Plant will be driven and operated only in approved areas, with relevant markings or signage, by personnel holding licences. Pollution and noise/vibration control devices will be fitted to plant where practical.	19/01/2022: Interview: - Belmadar states that they do not have any plant and equipment at the site as their subcontractors have it. - No plant or equipment have yet been brought onsite. 19/01/2022: Records sighted: - Belmadar (22 November 2021) Safety Management System Section 1.10.3, which provides inspection requirements for subcontractor plants.				
G154	9.0	Inspection	- Surveillance inspections are conducted by the Site Manager and/or Foremen as part of their daily routine, with significant issues recorded (Site Diary or Action Notice) as applicable for resolution. - The Site Manager or responsible Foreman will also conduct a HSEQ walk which includes a check of environmental issues to confirm the environmental controls are being implemented. Inspections are recorded on the checklist for follow up, with significant deficiencies raised as a non-compliance Notice (or electronic equivalent as applicable).	19/01/2022: Interview: Belmadar states that audit has not yet been conducted as the project just commenced.	Recommendation: HSEQ Director and Systems Manager shall conduct project level audit as required by the CEMP.			
G155	10.0	Emergency Response	- The Emergency Response Manual and evacuation plan are kept in the office and displayed on the site notice board respectively. Subcontractors and other site personnel are informed of the procedures and location of the plan during induction.	19/01/2022: Observation: - Emergency Evacuation Plan sighted on the site office notice board.				

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G156	12.0	Auditing	<ul style="list-style-type: none"> - The HSEQ Director and Systems Manager shall conduct project level audits to confirm compliance with the requirements of this EMP in accordance with the Belmadar 'Audits' procedure. Inspections are conducted at monthly intervals as specified in the Safety Management System. - The Project Manager shall report monthly on the implementation of this plan, including all significant events, the status of any non-compliance, complaints and audits required by the contract and this plan. These results are communicated through Procore to be accessed by the site team as well as in the monthly HSEQ Report. 	<p>19/01/2022: Interview: Belmadar states that audit has not yet been conducted as the project just commenced.</p>	<p>Recommendation: HSEQ Director and Systems Manager shall conduct project level audit as required by the CEMP.</p>			
G157	13.1 / Appendix C	Noise & vibration	<ul style="list-style-type: none"> - No audible work will be undertaken outside of 7am – 6pm Monday to Friday and 8.30am – 3.30pm Saturday. Where work outside these hours is required, approval must be gained prior to commencement - Nearby residents are to be notified of works exceeding 10DB during construction - Site offices and sheds will be positioned to have no impact on the noise amenity of nearby sensitive receptors - All plant and equipment to be fitted with applicable noise control equipment as per the manufacturer's specifications. Noise generating equipment will be orientated away from sensitive areas where possible. Regular inspections will be undertaken to ensure all plant and equipment are in good working order and are operated correctly - Loading / unloading activities are to be conducted away from sensitive areas and during construction hours as mentioned above - Onsite generators are to be positioned away from existing buildings to buffer noise and vibration. - Awareness training and information will be provided to personnel in relation to noise and vibration requirements during site induction - Where practical, loud processes will be substituted with alternative processes - Complaints to be recorded on Procore "Observations" tab and closed out accordingly - Daily inspection (pre start) checks to be conducted for each activity, where noise / vibration control methods are to be outlined where applicable - Routine maintenance and servicing of equipment to be carried out as specified by manufacturer - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets - Consult with community in relation to construction activities - Establish noise monitoring targets and monitor for compliance - Establish vibration targets and monitor for compliance - Use equipment with minimal vibration output where possible 	<p>19/01/2022: Observation: - No audible work was observed during site Audit. - Generator is positioned away from site boundary (noting that generator is not yet in operation).</p> <p>19/01/2022: Records sighted: - Daily sign in and out records for 8/12/2021 to 19/12/2022. Earliest sign in time is between 6:30am and latest sign out time is 3:30pm. Belmadar states that while sign in time was at 6:30am for several entries, contractors did not work until after 7am. - Belmadar states that they will introduce an electronic system (Breadcrumbs) in the near future.</p> <p>19/01/2022: Interview: - Belmadar states that no audible work, plant or equipment is proposed for the Stage 1 project or activities that would generate vibration. - Belmadar states that loading and unloading of materials are conducted within site boundary within approved hours. - Belmadar states that gate is only open at 7am. - Belmadar states that they do not have any plant and equipment at the site as their subcontractors have it. - No plant or equipment have yet been brought onsite. - Belmadar states community consultation is not required given that there is no audible work proposed.</p> <p>19/01/2022: Records sighted: - Belmadar (22 November 2021) Safety Management System Section 1.10.3.</p> <p>2/02/2022: Record sighted: - Belmadar (24 January 2022) Site Rules & Requirements which include noise and vibration requirements.</p>				

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G158	13.2 / Appendix C	Dust & Air Quality	<ul style="list-style-type: none"> - Using water carts, tankers or other suitable equipment to suppress dust by spraying work areas - Mud is to be manually removed from haul vehicles and other construction equipment prior to entering public roads. - Haul vehicles loads are to be covered and tail gates closed when operating on public roads. All vehicles are also to be restricted to 10km/h when on site - Activities generating dust (including spray painting) are to be rescheduled during periods of high wind, unless a physical barrier can be erected perpendicular to prevailing winds - Awareness training in the need to minimise dust during to be conducted at site inductions as well as toolbox talks. - Any asbestos discovered on the project to be left undisturbed and subsequently managed in accordance with the Safety Management System - No burning of vegetation or other materials is permitted - Complaints to be recorded on Procore "Observations" tab and closed out accordingly - Complaints to be recorded on Procore "Observations" tab and closed out accordingly - Daily inspection (pre start) checks to be conducted for each activity, where noise / vibration control methods are to be outlined where applicable - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets - Physical barriers to be erected to prevent wind or activity from generating dust emissions - Conduct pre-start checks and servicing checks with up to date register 	<p>19/01/2022: Observation:</p> <ul style="list-style-type: none"> - No visible dust was observed onsite (noting the audit was conducted during rainy weather). - Fencing was observed. <p>19/01/2022: Interview:</p> <ul style="list-style-type: none"> - Belmadar states that there was no complaint regarding dust to date. - Belmadar states no asbestos has been encountered onsite. - Belmadar states that no earthworks are proposed that would likely generate dust issue, noting work includes internal refurbishment. <p>19/01/2022: Records sighted:</p> <ul style="list-style-type: none"> - Risk Tech (1 June 2021) Asbestos & Hazardous Materials Survey, Cliffbrook Campus, Building CC3 – The Garage. - Airsafe (7 December 2021) Certificates of Analysis indicating asbestos was not detected in the fibreboard fragment analysed. - Complaints register and correspondences on complaint dated 3 January 2021 in relation to dust issue. Belmadar's response on this complaint dated 14 January 2022 states that dust minimisation will be conducted through water misting. <p>2/02/2022: Record sighted:</p> <ul style="list-style-type: none"> - Belmadar (24 January 2022) Site Rules & Requirements which include air and dust requirements. <p>2/02/2022: Records sighted:</p> <ul style="list-style-type: none"> - Belmadar (31 December 2021) Weekly Site HSEQ Inspection #1. - Belmadar (6 January 2022) Weekly Site HSEQ Inspection #2. - Belmadar (16 January 2022) Weekly Site HSEQ Inspection #3. 				
G159	13.3 / Appendix C	Water Quality / Erosion & Sediment Control	<ul style="list-style-type: none"> - Sediment fences, straw bales, catch drains, diversion drains, sandbags and similar controls will be designed appropriately for application. - Permanent drainage is to be installed at the earliest date possible. - All water will be discharged in accordance with legislation and Belmadar approval. It must be tested and treated if necessary to ensure that it meets water quality criteria. - Top soil/mulch stockpiles must not exceed 2 metres in height. Stockpiles will be located clear of watercourses and drainage. - Sandbag check dams will be used to protect stormwater drains where required. - All erosion and sediment control works will be removed immediately prior to final completion. All surfaces are to be returned to pre existing conditions. - A designated washout area and purpose built bunded structure will be provided for concrete pumps. - For sites with a soil disturbance greater than 2,500m² or with slopes >10%, an Erosion and Sediment Control Plan is to be prepared by a Certified Engineer / Practitioner. - All water quality data including quantity, quality and dates of water release are kept in the project records. 	<p>19/01/2022: Observation:</p> <p>Sediment control was observed on the stormwater grate onsite.</p> <p>19/01/2022: Interview:</p> <p>Belmadar states that no earthworks are proposed with the exception of minor excavation for installation of stormwater pipe. It is noted that the above stormwater grate was connected to this proposed pipe.</p>				

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G160	13.3 / Appendix C	Water Quality / Erosion & Sediment Control	<ul style="list-style-type: none"> - Daily pre start checks to be conducted for each activity, where water quality / erosion control methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. - Erosion and sediment control methods to be monitored in weekly site walks. - Use sediment bases and other equipment for control measures. - Toolbox talks to discuss water quality and erosion control methods / competency training to take place if necessary (for Sediment runoff from construction works). - Designated vegetation stockpiling areas away from protected vegetation. - Dewatering permits to be completed prior to discharge to ensure water quality is maintained. - Toolbox talks to discuss water quality and erosion control methods / competency training to take place if necessary (for discharging water). 	<p>19/01/2022: Records sighted:</p> <ul style="list-style-type: none"> - Toolbox Talk/Daily pre-start records from 7/1/2022, 9 December 2021 - Toolbox covers environmental components, e.g. no washing down the drain. <p>19/01/2022: Observation:</p> <p>Sediment control was observed on the stormwater grate onsite.</p> <p>19/01/2022: Interview:</p> <p>No vegetation stockpiling applies for the Stage 1 project.</p>				
G161	13.4 / Appendix C	Land Contamination	<ul style="list-style-type: none"> - Materials suspected to be contaminated may be: visibly different to surrounding material, fibrous in nature, exhibits a strong odours or has other unexpected characteristics. Materials suspected of this are immediately to be reported to site manager. - Where a site has known contamination which has not been controlled, or unexpected contaminants are identified underground, an environmental consultant/professional is to assess the site and determine whether a Contaminated Site Investigation is necessary. - All contaminated land removed from the site is to be done in accordance with the approved plan for the management of contamination and disposed of at a licensed facility. - A Waste Transport Certificate for all contaminated material is required from the responsible contractor. - All contaminated material is to be managed as per legislative or EPA requirements, including testing and assessment. - Control measures are to be implemented to divert surface run off away from potentially contaminated ground. Any surface run off already contaminated by exposure to contaminated ground must be captured and kept separate. - Underground storage tanks identified during site work that require removal will be conducted in accordance with all relevant environmental and workplace safety standards. A Geotechnical Engineer is to provide guidance and recommendations. - Receipts / reports for disposing any hazardous material found underground will be filed on site. - The finding of any contaminated lands will be reported and kept within the site teams documentation system. - Daily pre start checks to be conducted for each activity, where land contamination procedures and control methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. - Develop and apply contaminated land or materials management procedures from third party subcontractor. - Toolbox talks to discuss contaminated land procedures / competency training to take place as necessary. - Stop all works and commence professional investigation before recommencing activities. - Develop and apply asbestos management procedures. 	<p>19/01/2022: Interview:</p> <p>No earthworks are proposed at the site, with the exception of a minor excavation works for installation of stormwater pipe.</p> <p>19/01/2022: Records sighted:</p> <ul style="list-style-type: none"> - JBS&G (4 May 2017) UNSW's Cliffbrook Campus Redevelopment Project UNSW's Cliffbrook Campus Redevelopment Project. 	<p>Recommendation:</p> <ul style="list-style-type: none"> - The Auditor notes that no asbestos has been encountered at the Stage 1 construction area by JBS&G, however only 1 borehole has targeted this area. An unexpected finds protocol should be implemented during the excavation of stormwater pipe to assess for potential contamination. - If asbestos is encountered, this should be managed as per the unexpected finds protocol. - A daily prestart meeting should be conducted when earthworks are to be conducted. - A suitably qualified environmental consultant should be engaged to assess if the material is suitable for reuse at the site or requires offsite disposal. - Should the material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility. 			

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G162	13.5 / Appendix C	Waste Minimisation & Management	<ul style="list-style-type: none"> - Licensed waste contractors will be used to remove waste on site. - All waste will be disposed of at a licensed facility holding an environment protection licence or complies with EPA approved conditions and requirements. - The NSW EPA Waste Classification Guidelines will be used to classify waste prior to disposal. - An adequate number of skip bins will be provided on site to be used to hold all waste generated. - Waste disposal permits and figures on the amount of waste that has been removed from site will be retained. - The following recycling services are to be provided: Paper, concrete, steel, cardboard and timber. - Waste minimisation is to be accounted for during the design phase of materials and equipment where applicable. - Skips are to be monitored by the Site Manager or Site Engineer each day to avoid overfilling. - Daily pre start checks to be conducted for each activity, where land contamination procedures and control methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. - Exact quantities will be specified during procurement to avoid unused (waste) materials and excess packaging. - Facilities to be established on site for recycling and waste storage. - All off site material to be tested / classified by competent personnel before disposal. - Maintain waste records. - Concrete washout areas to be designated by the site manager prior to works commencing. 	<p>19/01/2022: Interview: No waste has been disposed offsite to date.</p>	<p>Recommendation: - Waste management must be conducted in accordance with Belmadar (22/11/2021) Waste Management Plan, Project: UNSW Cliffbrook Estate, 43 Beach Street Coogee NSW 2034. - Should any soil material require offsite disposal, the material must be classified in accordance with NSW EPA (2014) Waste Classification Guidelines and disposed of an appropriately licensed facility.</p>			
G163	13.6 / Appendix C	Heritage Management	<ul style="list-style-type: none"> - Awareness training on the need for the preservation of artefacts and items of heritage value to be provided during the site induction. - Location of currently identified archaeological and heritage items are to be noted in construction plans. - Exclusion fencing will be provided around the perimeter of any identified heritage or archaeological items. - Excavations on or around known heritage and archaeological sites are to be monitored as required by the ethnographic / anthropologist consultant. - Should any items be discovered that are suspected of being of heritage or archaeological significance, work in the specific area will stop and the HSEQ Director is to be notified immediately. The HSEQ Director will then contact the appropriate authority (Police, Department of Indigenous Affairs etc.) who will inspect the area and provide notification of when works can recommence. - Findings are to be documented and reported to all relevant authorities and stored within the site documentation system. - Daily pre start checks to be conducted for each activity, where heritage management and control methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. - Toolbox talks to discuss possibility of heritage item discovery and management procedures. - Known areas with heritage items / land to be marked on site drawing and considered when undergoing all works. A safe distance is to be applied. - Stop all works and commence professional investigation before recommencing any activities. - Works to be done in consideration of existing heritage items / land, with safe working distances and procedures applied. 	<p>17/01/2022: Record sighted: - Archival Report by Weir Phillips Heritage and Planning (dated May 2021). - Email correspondence with Council (dated 25 November 2021) with Archival Report as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with Archival Report as an attachment. - Weir Phillips Heritage and Planning (24 November 2021) Cliffbrook, No. 45 Beach Street, Coogee Interpretation Plan. - Post Approval Form (dated 26 November 2021) containing the heritage interpretation plan as an attachment. - Email correspondence with Council (dated 25 November 2021) with heritage Interpretation Plan as an attachment. - Email correspondence with Department of Heritage (dated 25 November 2021) with heritage Interpretation Plan as an attachment.</p> <p>19/01/2022: Interview: Belmadar states that no earthworks have been conducted. No unexpected archaeological objects have been encountered. Minor excavation will be conducted for stormwater pipe installation which is an extension of current stormwater pipe (approximately 100mm depth) - unexpected finds will be dealt with unexpected finds protocol in the construction environmental management plan.</p>	<p>Item is considered non-triggered as no heritage find has been found.</p> <p>Recommendation: Daily prestart meeting on the day of proposed earthworks includes potential unexpected find.</p>			

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G164	13.7 / Appendix C	Flora and Fauna Management	<ul style="list-style-type: none"> - Fencing and signage is to be installed surrounding vegetation which has been identified for retention within 5m of activity proximity. - Vegetation removal is to be kept to a minimum by clearly fencing off vegetation zones. Where it is required, a clearing permit must be approved by the relevant authority prior to work commencement. - All trenches / excavations will be inspected each morning. Where flora and / or fauna are discovered, personnel are to cease work and notify the Site Manager. - If any previously unidentified flora or fauna is discovered on site, personnel are required to notify the Site Manager. Subcontractors must make conscious efforts to minimise harm and mortality to those animals. - Monitor disturbed areas for growing weeds and undertake necessary control measures as seen as applicable. If required, workers are to fertilise, water and weed rehabilitated areas. - Plant and equipment brought to and from site must be cleaned of mud and harmful materials, that may disturb vegetation or harbour weed growth. - Personnel are not permitted to hunt, fish, feed, capture or otherwise disturb flora and fauna when in or around site. - Only qualified tree removal contractors will be used with approval from the client and authorities. - Pre-construction ecological surveys will be conducted to be used as reference to monitor effectiveness of controls listed above. - Daily pre-start checks to be conducted for each activity, where flora and fauna procedures and control methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. - Clear markings to be put in place for protected areas / species both on site and on drawings. - Toolbox talks to discuss existing clearance zones and necessary protection measures for avoiding destruction of flora and fauna. - Erosion and sediment control plan to be in place prior to works with vegetation commencing. 	19/01/2022: Interview: Belmadar states that no vegetation removal is proposed at the Stage 1 project.				
G165	13.8	Chemicals & Hazardous Materials Management	<ul style="list-style-type: none"> - A Safety Data Sheet (SDS) and Chemical / Hazardous Materials Risk Assessment are to be submitted for all substance brought on site. A register of chemicals and hazardous materials is also conducted and maintained for project duration. - All chemicals and hazardous materials not being used are to be stored in a securely bunded area with appropriate signage. - Storage sites for chemicals are to be located at a minimum of 20 metres away from facilities, drainage lines and areas prone to flooding. - When unloading fuel, chemicals or other substances, the operator or supervisor must be present at all times. - Spill kits or absorbent material for spills are to be located near storage bunds. - Chemical handling is only permitted in a designated area set by the Site Manager, where potential spills or contaminated run off cannot reach stormwater. - SDS and the Chemical / Hazardous Materials Register are always conducted on site and accessible by personnel. - Incidents of spills and other unprecedented chemical releases are recorded on Procure "Incidents" tab to be closed out. - Storage areas are inspected by the Site Manager or Foreman on a weekly basis to ensure materials are correctly stored and not missing. - Daily pre start checks to be conducted for each activity, where chemicals and hazardous materials handling methods are to be outlined where applicable. - Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. 	19/01/2022: Interview: <ul style="list-style-type: none"> - No chemicals have been used at the site, which requires SDS. - A generator was observed onsite, which was not in operation. No fuel was observed. 19/01/2022: Observation: <ul style="list-style-type: none"> - No chemicals observed at the site. 19/01/2022: Records sighted: <ul style="list-style-type: none"> - Belmadar (22 November 2021) Safety Management System Section 1.19. 	Recommendation: Daily prestart meeting is conducted where chemicals and hazardous materials are used.			
Construction Noise & Vibration Management Plan								
G166	2.3	Training	<ul style="list-style-type: none"> - The Site Manager shall ensure all workers performing duties required by this plan are properly trained. Where a need is identified, arrangements shall be made for the appropriate training to be provided. Training records from external providers are sent to the Systems Manager following the completion of training. - All Subcontractor site employees shall attend the Project Induction that includes general awareness topics and the key Noise and Vibration issues for the project. It also includes information on emergency response actions. This daily risks associated with noise and vibration will be addressed in daily prestarts. 	19/12/2022: Records sighted: <ul style="list-style-type: none"> - Induction Register dated 8 December 2021, 9 December 2021, 4 January 2022 - Belmadar Site Rules and Requirements - Copies of General Construction Induction cards and driver licences provided. 				

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G167	2.4	Monitoring	<ul style="list-style-type: none"> - Specific Noise and Vibration monitoring requirements are generally the responsibility of the applicable subcontractor performing the work and Belmadar supervisors. Where required, specialist consultants may be engaged to help establish monitoring systems and to train relevant personnel in the taking of samples, reading of instruments as well as analysis and recording of results. - Surveillance inspections are conducted by the Site Manager and/or Foremen as part of their daily routine, with significant issues recorded (Site Diary or Action Notice) as applicable for resolution. Monthly site walks to be conducted by HSEQ Director to monitor objectives and targets. 	2/02/2022: Records sighted: - Belmadar (31 December 2021) Weekly Site HSEQ Inspection #1. - Belmadar (6 January 2022) Weekly Site HSEQ Inspection #2. - Belmadar (16 January 2022) Weekly Site HSEQ Inspection #3.					
G168	10.0	Noise Management	<ul style="list-style-type: none"> - Undertake works during Standard Hours. Where works must occur outside of Standard Hours, approval from the appropriate authorities is required in accordance with the SSD 2018. - Undertake works during Standard Hours. Where works must occur outside of Standard Hours, approval from the appropriate authorities is required in accordance with the SSD 2018. - Ensure all mobile construction equipment have non-tonal reversing alarms. - Plan and conduct works in a manner to minimise the reversing of vehicles with audible reversing alarms. - Trucks will travel via internal haul roads and major roads where practicable to minimise use of local roads. - Site compounds, access points and roads will be positioned as far as practicable away from residential receivers. Equipment within site compounds will be oriented as positioned as far as possible from sensitive receivers, to take advantage of natural shielding and shielding provided by buildings. - Ensure that truck tailgates are cleared and locked at the point of unloading. - Use two way radios at the minimum effective volume. Avoid slamming of doors, shouting and whistling. - Noise levels generated by plant and equipment will be considered in rental decisions, with noise levels to be compliant with Appendix A and Table 2 of the CNVG. - Vehicle warning devices, such as horns, are not to be used as signalling devices. - Undertake regular maintenance of plant and equipment, including silencers, to ensure that noise emissions do not increase over time. Servicing, refuelling and warm-up to be undertaken during standard construction hours. - Turn vehicles and machinery off when not in use. - Only necessary equipment, of an appropriate size and power, will be on site. - The use of engine compression brakes near residential areas will be limited. 	19/01/2022: Records sighted: - No out of hours works have occurred, noting the works are covered under Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021. 19/01/2022: Observation: - No mobile plant was on-site at the time of the site audit. - No unnecessary equipment/sound from plant was noted during the site audit.					
G169	10.0	Vibration Management	<ul style="list-style-type: none"> - Undertake works during standard construction hours. Where works must occur outside of standard hours, assess Out of Hours works in accordance with the Out of Hours Work Approval Procedure provided in Appendix C. - Implement a hot line and complaints handling procedure for vibration and other construction related complaints. - Restrict construction traffic speed to 20 km/h across the site, or 40 km/h for haul roads. Signpost the speed limit. - Restrict construction traffic to designated roadways. - Run plant that has high and low vibration operating settings on the lowest effective vibration setting, including static rolling where feasible. 	19/01/2022: Records sighted: - No out of hours works have occurred, noting the works are covered under Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order (No.2) 2021. 19/01/2022: Observation: - Site contact details provided signposted on the site fencing. - There was minimal site traffic at this stage of the works. The roadway was not extensive and prohibits fast movement by design. - Plant was not observed in operation during the site audit.					
Construction Waste Management Plan									
G170	5.1	Purchasing	<ul style="list-style-type: none"> - Arrangements shall be made to reduce the number of materials being brought onto site that immediately become waste, i.e. packaging. Where possible, arrange for packaging to be removed by the delivery company. 	19/01/2022: Interview: Belmadar states that materials have not yet been purchased for the construction works.					
G171	5.1	Recycling and Reuse	<ul style="list-style-type: none"> - Materials should be salvaged and retained on site for re-use wherever feasible. Examples of on-site reuse include recycling of roof tiles for road base and crushed aggregate and salvaged timber for reuse in the building structure or landscaping. - Encourage source separation to facilitate recycling and prevent cross contamination. On site separation is critical to low recycling costs, as end of the line separation of mixed recyclables can be an expensive process. 	19/01/2022: Interview: Belmadar states that waste has not yet been generated on-site. Waste will be separated and recycled where feasible by the waste contractor, Bingo, which will report monthly on waste and recycling.					

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						Compliant	Non-Compliant	Not Triggered
G172	5.1	Removal	Records should be kept of waste volumes being recycled and waste being transported off-site to landfill, particularly hazardous and Trade wastes. Records should be managed by the Construction Contractor.	19/01/2022: Interview: Belmadar states that waste has not yet been removed from site. Once this begins to occur, the waste contractor, Bingo, will provide monthly waste summaries.				
G173	5.3	Waste Liquids	All solvent-based liquid wastes (waste oils, paints, etc.) shall be contained within the site boundary until removal by the approved waste contractor. Waste paint should be reused where possible. Water based liquids may be directed to sewer subject to a Trade Waste agreement, or to a liquid waste treatment facility. Liquid waste storage during construction is the responsibility of the Construction Contractor and shall be carried out in accordance with Safework NSW and Work Health and Safety legislation.	Interview/observation (19/01/2022): Belmadar states that during the current stage, solvent-based liquid wastes have not yet been generated.				
G174	5.4, 6.2	Waste Storage and Collection	<p>- A designated waste storage area will be allocated for the collection of all waste and recyclables. The waste storage area shall have appropriate signage to clearly identify the area to construction workers and to prevent unauthorised access to the area. The waste area shall include for the following segregation of materials as a minimum:</p> <ul style="list-style-type: none"> - Plastics - Paper and card - General waste <p>- The construction waste storage area does not have to be enclosed. However, containers should be covered where possible to prevent odour, vermin and vandalism or theft. Containers will be stored on a hardstand area with drainage to stormwater. Any spillages in the waste storage area should be treated immediately using a spill kit. Contaminated or hazardous wastes will be removed from site on a daily basis.</p> <p>- Wastes should be collected directly from the storage areas. Waste collection shall be on a level surface away from gradients or ramps. Regular collection allows greater control of the waste and recycling volume generated and keeps the waste storage area to a minimum. The Construction Contractor should arrange for collection of bins when full, or on a scheduled pick-up day for off-site resource recovery, recycling or disposal.</p> <p>- Allowance must be made for site access by the Construction Contractor to accommodate the nominated waste contractor's collection vehicles. These vehicles must be assessed to ensure that access to site can be achieved. All waste vehicles shall enter and leave the site in a forward motion and be carefully managed when accessing the site due to restricted access via Berwick Lane.</p> <p>- All waste bins will be removed by a waste contractor from the secure waste storage area for emptying and return. The waste contractor must be able to service all waste containers to the rates shown above, providing consistency in waste collection and disposal. The storage area will be secured to ensure that it is accessible by the waste removal contractor.</p>	19/01/2022: Interview: - During the current stage, waste has not been generated that requires the set up of the waste storage area for construction waste. - Waste bins for general waste in the site office are provided.				
G175	6.1	Asbestos management	<p>- The Site Manager will ensure a written asbestos management plan and or scope of works is prepared by the Asbestos removalist contractor in conjunction with a specialist hygienist for the workplace if asbestos or ACM has been identified or assumed present or is likely to be present from time to time at the workplace.</p> <p>The Site Manager will ensure the asbestos management plan is maintained to ensure the information is up to date.</p> <p>- The Site Manager will ensure an asbestos register Refer to form H1.7 Asbestos Register is prepared and kept at the workplace. The asbestos register must be maintained to ensure the information in the register is up to date.</p> <p>- The Site Manager will ensure any areas that contain asbestos, including plant, equipment and components, should be signposted with warning signs to ensure the asbestos is not unknowingly disturbed without the correct precautions being taken. Where it is not reasonably practicable to use labels or warning signs to indicate the presence and location of asbestos the Site Manager must consult with fellow workers about the location of Asbestos.</p> <p>- The Site Manager will review and approve the Asbestos Removal Plan.</p> <p>- The Site Manager will ensure the licensed asbestos removalist will notify the regulator in writing at least five days before the licensed asbestos removal work commences.</p>	Record Sighted (19/01/2022): - RiskTech (1/06/2021) Asbestos and Hazardous Materials Survey, Cliffbrook Campus, Building CC3 - The Garage including the handling and management of lead paint. - Airsafe (7/12/2021) Certificate of Analysis confirming asbestos was not detected in building materials.	Based on the evidence sighted, Asbestos has not been identified on-site. This condition is therefore considered not-triggered.			

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Traffic Management Plan								
G176	Figure Text	Traffic Management	<ul style="list-style-type: none"> - Drivers at all times shall give way to pedestrians and through traffic on Beach Street and within the campus. - There shall be no queue in of vehicles on public roads. Deliveries of materials are to be staged to prevent this. - All vehicles shall be driven in a forwards direction when entering and / or exiting this site. No vehicles shall be permitted to reverse into or out of site. If such a maneuver is required it exceeds the scope of this management plan. - 1 x traffic controller shall act as a spotter on the footpath to monitor pedestrians during vehicle movements whiste the 2nd traffic controller will monitor vehicle movements within the campus. 	19/01/2022: Observation: No traffic issues were observed during the Audit.				

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