

Geosyntec 

consultants

engineers | scientists | innovators



**INDEPENDENT
ENVIRONMENTAL AUDIT
PROGRAM**



UNSW Cliffbrook Campus, 45-41 Beach Street,
Coogee, NSW
Stage 1 - Refurbishment of the CC3 Heritage listed
building

University of New South Wales
25 November 2021

21281 R1

Quality Management

Document Distribution

Issue/Revision	Issue 1	Revision 1	Revision 2
Remarks	FINAL		
Date	25 November 2021		
Prepared by	Edward Munnings		
Signature			
Reviewed by	Cheryl Halim (Lead Auditor)		
Signature			
File reference	21281 R1 SSD8126 UNSW Coogee Audit Program 25Nov21		
Distribution	<ul style="list-style-type: none"> • University of New South Wales • 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.

Table of Contents

1	Introduction	1
2	Audit Methodology	3
3	Limitations	6

Appendices

Appendix A	Figures
Appendix B	Audit Schedule
Appendix C	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 (May 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, formerly 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

1.1 Project Overview

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

- 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 works, removal and replacement of roof..

1.2 Objective of Audit

This Audit Program is applicable only for the Stage 1 development, comprising refurbishment of Building CC3.

The overall objective of the Audit is to confirm compliance with IEA Conditions B47 and B48 of the NSW DPIE State Significant Development Approval (SSD 8126) ('SSD Approval') issued on 19 February 2018) and its modifications. It is understood that Modification 2 dated 29 September 2021 is applicable for the Stage 1 development for the refurbishment of Building CC3.

The Audit will obtain an independent and objective assessment of the environmental performance and compliance to SSD conditions during the construction phase, including:

- Relevant conditions in the final SSD approval
- Compliance with the Environmental Impact Statements (EIS)
- Compliance with the Construction Environmental Management Plan (CEMP) and sub-plans

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

Note that the IAPAR (2020) does not require preparation of an Audit Program, but the SSD condition B47 refers to an Audit Program. The Audit Program was prepared in general accordance with AS/NZS ISO 19011: Guidelines for Auditing Management System.

1.3 Audit Schedule

The construction phase of the Stage 1 development is approximately 3 months. The Conditions of Consent did not provide an alternative Audit Schedule, therefore the proposed Audit Schedule has been provided in accordance with IAPAR (May 2020), as presented in Table 1.1 and Appendix B:

Table 1.1: Proposed Audit Schedule

Phase	Indicative Commencement ¹	Initial Audit ²
Construction	26 November 2021	Within 12 weeks of the commencement of the construction.

1 These timings are based on the current construction program but may be adjusted if delays are encountered
2 In accordance with IAPAR (May 2020).

1.4 Audit Table

The Audit Table outlines the environmental matters to be audited. The Audit Table, as shown in Appendix C, is for the construction phase Audit, to be conducted at the frequency outlined in Table 1.1.

The Audit Table presents the requirements to address including the following:

- 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.

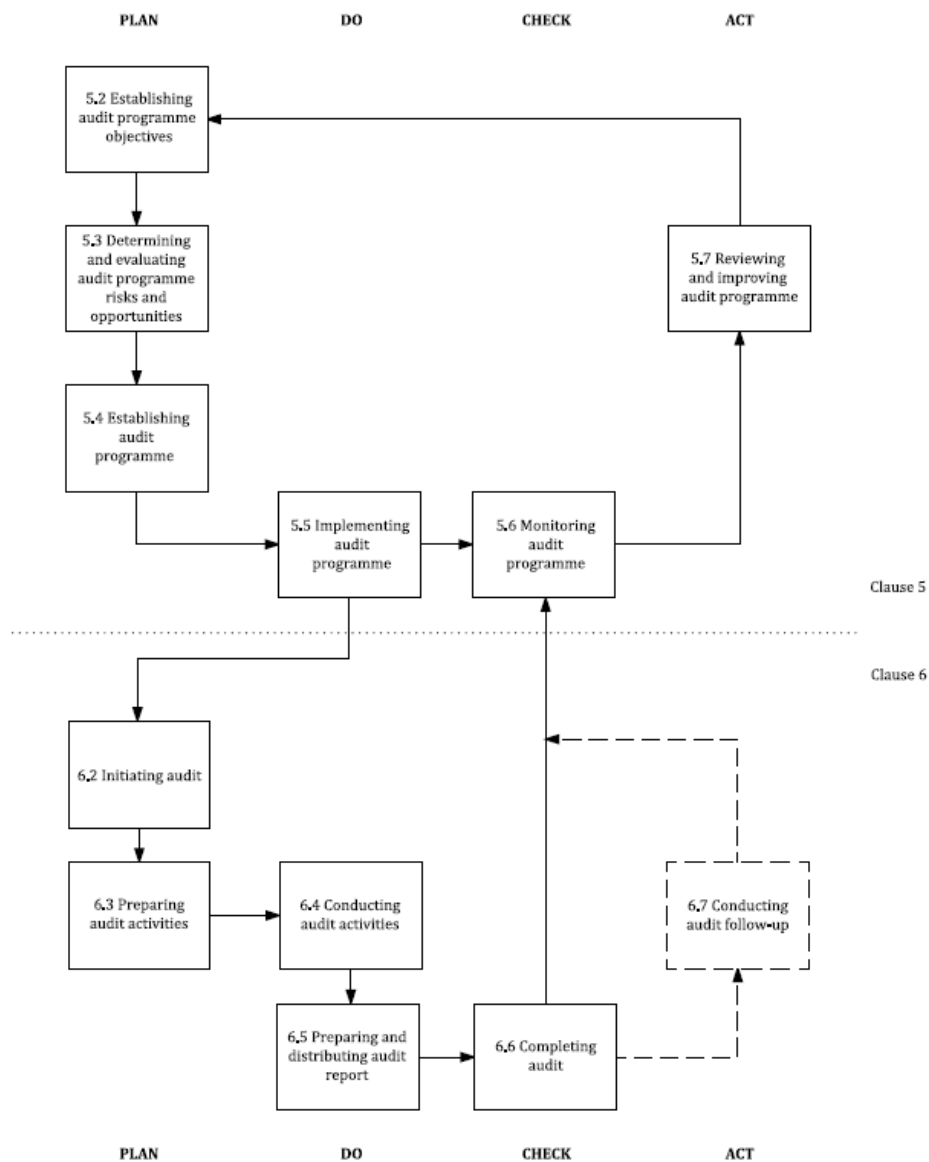
The Audit Table will be completed by the Auditor with the following recorded:

- Evidence collected
- Findings of each condition audited
- Compliance evaluation

2 Audit Methodology

2.1 Audit Approach

This Independent Environmental Audit Program considered the AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems. Note that NSW Government (May 2020) Independent Audit Post Approval referred to an earlier version of AS/NSZ ISO 19011:2014.



NOTE 1 This Figure illustrates the application of the Plan-Do-Check-Act cycle in this document.

NOTE 2 Clause/subclause numbering refers to the relevant clauses/subclauses of this document.

Figure 2.1. Process flow for the management of audit program

2.2 Approval of Independent Auditors

As required by IAPAR (2020), the proposed Audit team is to be agreed in writing with the Planning Secretary prior to the commencement of Audit Program or commencement of Independent Audit. UNSW notified DPIE of the proposed Geosyntec Auditors in Table 2.1 for the IEA. DPIE approved the proposed Auditors in a letter dated 22 November 2021.

Table 2.1 Audit Team

Name	Role/Qualifications
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)
Rebeka Hall	Alternate Lead Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under CLM Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Jack Braithwaite	Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) • BSc (Hons) (Biochemistry and Molecular Biology)
Diana Turner	Auditor <ul style="list-style-type: none"> • BSc (Environmental, Soil Science Major) • BSc (Hons) (Environmental, Soil & Microbiological Sciences)
Edward Munnings	Auditor <ul style="list-style-type: none"> • Bachelor of Environmental Science & Management

2.3 Audit Scope

2.3.1 Physical and Temporal Boundaries

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

- Physical boundary: The site comprises Stage 1 development area, which comprises an area of approximately 215m² and 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 university building under refurbishment. The Audit will also include 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.

2.3.2 Audit Works

The Audit works will comprise the following stages:

1. Initiation of Audit
 - a. Notification of Auditors to NSW DPIE (completed)

- b. Consultation with relevant agencies (as required, see Section 2.4)
2. Preparation of Audit Material
 - a. Review of documentation (completed as part of developing the Audit Program)
 - b. Preparation of the Audit Program (this document)
3. Audit
 - a. Opening and closing meeting
 - b. Site inspection, interviews and review of documentation and records
 - c. Preparation of Draft Audit Report including Audit Tables (Appendix C)
 - d. Finalisation of Audit Report
4. Project Close out

2.4 Agency Consultation

Consultation will be conducted with stakeholders, as identified to be appropriate for each phase of the audit. Stakeholders may include:

- Randwick City Council
- Heritage NSW
- Transport for NSW (TfNSW)

2.5 Compliance Evaluation

Audit findings will be assessed in accordance with Table 2 of IAPAR (May 2020).

Table 2.2. Compliance status description

Assessment	Criteria
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not-Triggered	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant.

3 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 Sections 1 and 2. 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.

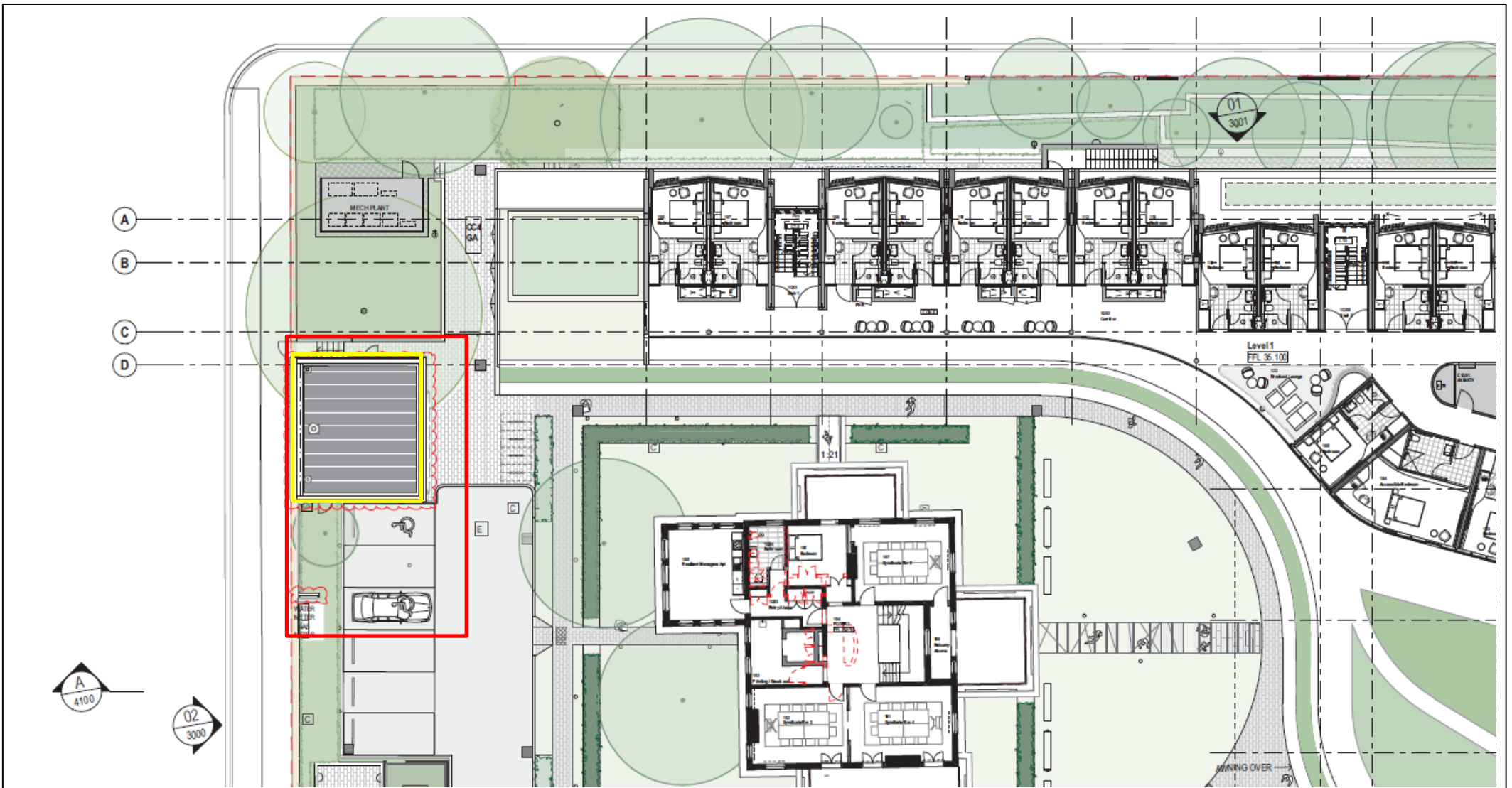
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

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 Audit Schedule

Table B1. Audit Schedule

Item No.	Phase	Audit Component			Scope of Audit	First Audit Approx. January/February 2021
		Component 1	Component 2	Component 3		
		SSD	EIS	CEMP		
		SSD Part No.	Area to Audit	Area to Audit		
1	Administrative Conditions	Part A			All requirements as per SSD under this Part	✓
2	Prior to Commencement of Works	Part B			All requirements as per SSD under this Part	✓
3	During construction	Part C			All requirements as per SSD under this Part	✓
4	During construction		EIS & RTS		EIS compliance	✓
5	During construction			CEMP and subplans	CEMP and sub plans compliance	✓
6	Prior to occupation or commencement of use	Part D			All requirements as per SSD under this Part	✓
7	Post occupation	Part E			All requirements as per SSD under this Part	
8	Advisory notes	Advisory notes			All requirements as per SSD under this Part	✓

* All requirements 'Prior to Construction' to be closed out prior to Construction.

Planned
 Postponed
 Actual

Appendix C Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																																
							Compliant	Non-Compliant	Not Triggered																																																																																																																														
Part A Administrative Conditions																																																																																																																																							
G1	SSD	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.																																																																																																																																			
G2	SSD	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]</p> <p>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="786 913 1424 1732"> <thead> <tr> <th colspan="4">Architectural drawings and plans prepared by <i>FJMT</i></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>2001</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>2001</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 <i>FJMT</i>				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	2001	G	Ground Floor Plan	6/2/18	2001	D	Ground Floor Plan	18/8/21	2001	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			
Architectural drawings and plans prepared by <i>FJMT</i>																																																																																																																																							
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																																																																																																																																				
2001	G	Ground Floor Plan	6/2/18																																																																																																																																				
2001	D	Ground Floor Plan	18/8/21																																																																																																																																				
2001	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																																																																																																																																				

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G3	SSD	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>					
G4	SSD	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.					
G5	SSD	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>					
G6	SSD	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>					
G7	SSD	A7	Design Quality Excellence	The design architect for the project must not change without prior approval of the Secretary.					
G8	SSD	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).					
G9	SSD	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.					
G10	SSD	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.					
G11	SSD	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.					
G12	SSD	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.					
G13	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G14	SSD	A14	Legal Notices	Any advice or notice to the consent authority must be served on the Secretary.					
G15	SSD	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>					
G16	SSD	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>					
G17	SSD	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> <p>i) identify the development and application number;</p> <p>ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>iii) identify how the incident was detected;</p> <p>iv) identify when the Applicant became aware of the incident;</p> <p>v) identify any actual or potential non-compliance with conditions of consent;</p> <p>vi) describe what immediate steps were taken in relation to the incident;</p> <p>vii) identify further action(s) that will be taken in relation to the incident; and</p> <p>viii) identify a project contact for further communication regarding the incident.</p> <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> <p>i) a summary of the incident;</p> <p>ii) outcomes of an incident investigation, including identification of the cause/s of the incident;</p> <p>iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</p> <p>iv) details of any communication with other stakeholders regarding the incident.</p>					
G18	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G19	SSD	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.					
G20	SSD	A20	Monitoring and Environmental Audits	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. 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.					
G21	SSD	A21	Applicability of Guidelines	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. 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. [SSD-8126-Mod-1]					
G22	SSD	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]					
G23	SSD	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]					
G24	SSD	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.					
G25	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Part B Prior To Commencement Of Works									
G26	SSD	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.					
G27	SSD	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					
G28	SSD	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.					
G29	SSD	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]					
G30	SSD	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/builders 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.					
G31	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G32	SSD	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.					
G33	SSD	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.					
G34	SSD	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.					
G35	SSD	B10	Road Design and Access	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. 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. 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.					
G36	SSD	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.					
G37	SSD	B12	Road Design and Access	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. The height of the building must not be increased to satisfy the required driveway gradients.					
G38	SSD	B13	Car Parking and Service Vehicle Layout	Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works: 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; 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; c) all construction vehicles (excluding worker vehicles) are to be contained wholly within the site and vehicles must enter the site before stopping; d) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and 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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G39	SSD	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.					
G40	SSD	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.					
G41	SSD	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.					
G42	SSD	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.					
G43	SSD	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.					
G44	SSD	B19	Aboriginal Heritage	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: 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; 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; c) describe the procedures for reburial or management of artefacts retrieved, if required; and d) describe the measures to manage and/or protect any relics identified during construction and operation of the Development; and 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.					
G45	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G46	SSD	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>					
G47	SSD	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 b) this development consent.</p>					
G48	SSD	B23	Mechanical Ventilation	<p>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>					
G49	SSD	B24	Site Seepage and Dewatering	<p>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>					
G50	SSD	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>					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G51	SSD	B26	Wann 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.					
G52	SSD	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, covered 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.					
G53	SSD	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.					
G54	SSD	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.					
G55	SSD	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.					
G56	SSD	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.					
G57	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G58	SSD	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>					
G59	SSD	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.					
G60	SSD	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>					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G61	SSD	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.					
G62	SSD	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> <p>i) recycling of demolition materials including concrete; and</p> <p>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> <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>					
G63	SSD	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.					
G64	SSD	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> <p>i) be prepared by a suitably qualified expert;</p> <p>ii) be prepared in consultation with Council);</p> <p>iii) predicted construction traffic volumes, types and routes including any known road closures and consideration of alternate routes;</p> <p>iv) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;</p> <p>v) loading and unloading, including construction zones;</p> <p>vi) details of management measures to minimise traffic impacts,</p> <p>vii) pedestrian and traffic management methods; and</p> <p>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> <p>b) The Applicant must submit a copy of the CTPMP to the Department and Council, prior to the commencement of works.</p>					
G65	SSD	B40	Construction Traffic and Pedestrian	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.					
G66	SSD	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> <p>a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquires may be sent; and</p> <p>c) an email address to which electronic complaints and enquiries may be transmitted.</p>					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G67	SSD	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;</p> <p>b) number of people affected in relation to a complaint; and</p> <p>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>					
G68	SSD	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>					
G69	SSD	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>					
G70	SSD	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>					
G71	SSD	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</p> <p>b) the expected commencement date for construction.</p>					
G72	SSD	B47	Independent Environmental Audit	<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. 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>					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G73	SSD	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> <p>a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</p> <p>b) assesses whether the development is complying with the terms of this consent;</p> <p>c) reviews the adequacy of any document required under this consent; and</p> <p>d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.</p> <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p>					
Part C DURING CONSTRUCTION									
G74	SSD	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.					
G75	SSD	C2	Construction Hours	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7.00 am and 5.00 pm, Mondays to Fridays inclusive;</p> <p>b) between 8:00 am and 5:00 pm, Saturdays; and No work on Sundays and public holidays.</p> <p>Activities may be undertaken outside these hours if required:</p> <p>a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>b) if required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or</p> <p>c) works are inaudible at the nearest sensitive receivers; or</p> <p>d) if a variation is approved in advance in writing by the Secretary or her nominee.</p> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>					
G76	SSD	C3	Construction Hours	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9.00 am to 12.00 pm, Monday to Friday;</p> <p>b) 2.00 pm to 5.00 pm Monday to Friday; and</p> <p>c) 9.00 am to 12.00 pm, Saturday.</p>					
G77	SSD	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.					
G78	SSD	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.					
G79	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G80	SSD	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).					
G81	SSD	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.					
G82	SSD	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.					
G83	SSD	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.					
G84	SSD	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.					
G85	SSD	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.					
G86	SSD	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.					
G87	SSD	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.					
G88	SSD	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.					
G89	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G90	SSD	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.					
G91	SSD	C18	Protection of Street Trees	<p>a) No street trees are to be trimmed or removed during construction unless:</p> <p>i) it forms a part of this development consent; or</p> <p>ii) prior written approval from Council is obtained; or</p> <p>iii) is required in an emergency to avoid the loss of life or damage to property.</p> <p>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.</p> <p>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.</p>					
G92	SSD	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).					
G93	SSD	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.					
G94	SSD	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.					
G95	SSD	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.					
G96	SSD	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.					
G97	SSD	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.					
G98	SSD	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.					
G99	SSD	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.					
G100	SSD	C27	Site Notice	<p>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.</p> <p>b) The site notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>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;</p> <p>ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>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</p> <p>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.</p>					
G101	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G102	SSD	C29	Hoarding/Fencing Requirements	<p>The following hoarding requirements must be complied with:</p> <p>a) no third party advertising is permitted to be displayed on the subject hoarding/fencing;</p> <p>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</p> <p>c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>					
G103	SSD	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.					
G104	SSD	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.					
G105	SSD	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					
G106	SSD	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.					
G107	SSD	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>					
G108	SSD	C35	Compliance - General	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.					
G109	SSD	C36	Compliance - General	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G110	SSD	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> <ul style="list-style-type: none"> a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary. 					
G111	SSD	C38	Protection of Public Infrastructure	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> 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. 					
Part D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE									
G112	SSD	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.					
G113	SSD	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.					
G114	SSD	D3	Car Parking Management	<p>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:</p> <ul style="list-style-type: none"> 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. <p>The PMP is to be approved by the Certifying Authority prior to occupation of the building.</p>					
G115	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G116	SSD	D5	Stormwater	<p>A Stormwater Quality Management Plan (SQMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The SQMP must contain the following:</p> <ul style="list-style-type: none"> 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. <p>Details demonstrating compliance are to be submitted to the Certifying Authority prior to occupation of the building.</p>					
G117	SSD	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.					
G118	SSD	D7	Mechanical Ventilation	<p>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:</p> <ul style="list-style-type: none"> 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 					
G119	SSD	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.					
G120	SSD	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.					
G121	SSD	D10	Post-construction Dilapidation Report	<p>Prior to occupation of the building:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 					
G122	SSD	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G123	SSD	D12	Structural Inspection Certificate	<p>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:</p> <p>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</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>					
G124	SSD	D13	Signage	Wayfinding signage must be integrated at all entry and exit points and is to be installed prior to occupation of the building.					
G125	SSD	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.					
G126	SSD	D15	Surveillance	CCTV and suitable lighting must be provided on the external perimeter of the building prior to occupation of the building.					
G127	SSD	D16	External Walls and Cladding	<p>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.</p> <p>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.</p>					
ADVISORY NOTES									
G128	SSD	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).					
G129	SSD	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.					
G130	SSD	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.					
G131	SSD	AN4	Use of Mobile Cranes	<p>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:</p> <p>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:</p> <p>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</p> <p>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.</p> <p>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.</p>					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G132	SSD	AN5	Temporary Structures	<p>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.</p> <p>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.</p> <p>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.</p>					
G133	SSD	AN6	Disability Discrimination Act	<p>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.</p>					
G134	SSD	AN7	Commonwealth Environment Protection and Biodiversity Conservation Act 1999	<p>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.</p> <p>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.</p>					
G135	SSD	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".					
G136	SSD	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.					
Environmental Impact Statement									
G137	EIS	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.					
G138	EIS	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G139	EIS	8.0	Crime and safety	<p>Consideration of risk of crime risk to safety to participants, staff and visitors, by:</p> <ul style="list-style-type: none"> - 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. 					
G140	EIS	8.0	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>					
G141	EIS	8.0	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. 					
G142	EIS	8.0	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. 					
G143	EIS	8.0	Environmental and Construction Management Plan	<p>A detailed Environmental and Construction Management Plan is to be prepared by the Contractor prior to the commencement of works, and is to include:</p> <ul style="list-style-type: none"> - 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. 					
G144	EIS	8.0	Arboricultural Assessment	<p>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.</p> <ul style="list-style-type: none"> - 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. 					
G145	EIS	8.0	Heritage conservation	<ul style="list-style-type: none"> - 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. 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G146	EIS	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.					
G147	EIS	8.0	Geotechnical	- Implementation of the recommendations contained in Section 5 of the Geotechnical Assessment report prepared by Pells Sullivan.					
G148	EIS	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.					
G149	EIS	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.					
Construction Environmental Management Plan									
G150	CEMP	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.					
G151	CEMP	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.					
G152	CEMP	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G153	CEMP	8.5	Plant & Equipment	<p>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 serviced to ensure it meets the criteria outlined in the form F1.3 Mobile plant requirements.</p> <p>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:</p> <ul style="list-style-type: none"> - 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. 					
G154	CEMP	9.0	Inspection	<ul style="list-style-type: none"> - 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). 					
G155	CEMP	10.0	Emergency Response	<ul style="list-style-type: none"> - 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. 					
G156	CEMP	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. 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G157	CEMP	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 Procure "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 					
G158	CEMP	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 Procure "Observations" tab and closed out accordingly - Complaints to be recorded on Procure "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 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G159	CEMP	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. 					
G160	CEMP	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). 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G161	CEMP	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. 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G162	CEMP	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. 					
G163	CEMP	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. 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G164	CEMP	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 plans to be in place prior to works with vegetation commencing. 					
G165	CEMP	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. 					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Construction Noise & Vibration Management Plan									
G166	CNVMP	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. 					
G167	CNVMP	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. 					
Construction Waste Management Plan									
G168	WMP	5.1	Purchasing	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.					
G169	WMP	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. 					
G170	WMP	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.					
G171	WMP	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.					

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G172	WMP	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>					
G173	WMP	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. 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 Manger 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>					
Traffic Management Plan									
G174	TMP	Figure Text	Traffic Management	<p>- Drivers at all times shall give way to pedestrians and through traffic on Beach Street and within the campus.</p> <p>- There shall be no que in of vehicles on public roads. Deliveries of materials are to be staged to prevent this.</p> <p>- All vehicles shall be driven in a forwards direction when entering and / or exiting this site. No vehicles shall eb permitted to reverse into or out of site. If such a maneuver is required it exceeds the scope of this management plan.</p> <p>- 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.</p>					

**We are
engineers, scientists
and innovators**

Geosyntec 
consultants

BRISBANE OFFICE
PO Box 41
Indooroopilly Centre QLD 4068

SYDNEY OFFICE
Suite 1, Level 9, 189 Kent Street
Sydney NSW 2000

MELBOURNE OFFICE
Level 26, 360 Collins Street
Melbourne VIC 3000

www.geosyntec.com.au