

STRATEGY > DEFINITION > DELIVERY > TRANSITION

HONEYSUCKLE CITY CAMPUS DEVELOPMENT – STAGE 1A Construction Compliance Report



Prepared for: University of Newcastle
APP Corporation Pty Limited
SSD 9510

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Amendment, Distribution & Authorisation Record

Amendment Record

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1	Upload to Capture	7 December 2020
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Distribution

This Project Plan is prepared for distribution to:

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Authorisation Record

Prepared by Project Manager	Mathew Watson APP Corporation Pty Ltd		21 December 2020
	<i>Name</i>	<i>Signature</i>	<i>Date</i>
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The APP **Project Manager** is responsible for control, maintenance and issue of this plan, for disposal of any superseded documentation, and for informing other project participants of changes to the project plan in accordance with the Department of Planning and Environment Compliance Reporting Post Approval Requirements.

Contents

1. Executive Summary	4
2. Introduction	6
2.1 Project Name and Project Application Number	6
2.2 Project Address	6
2.3 Project Phase	7
2.4 Compliance Reporting Period	8
2.5 Project Activity Summary	8
2.6 Key Project Personnel	8
3. Compliance Status Summary	9
3.1 Compliance Status Descriptors	9
3.2 Total Number of Non-Compliances	9
4. Non-Compliances	10
5. Previous Report Actions	13
6. Incidents	19
7. Complaints	19
8. Compliance Table	20
9. Compliance Report Declaration	20
Appendices	21
Appendix A. Construction Compliance Reporting Table	22
Appendix B. Incidents Register	23
Appendix C. Complaints Register	24
Appendix D. Compliance Photos	25
Appendix E. Compliance Report Declaration Form	31

1. Executive Summary

APP Corporation Pty Limited (APP) acting on behalf of the University of Newcastle (the University) have conducted a Compliance Assessment of the University of Newcastle Campus Honeysuckle Stage 1A Building (the 'Project') located at 16 Honeysuckle Drive, Newcastle (Lot 1 in Deposited Plan 1163346) in New South Wales (the 'Site'). The building will accommodate the University's School of Creative Industries and the Innovation Hub.

This report has been developed in order to satisfy the conditions of the NSW Government Department of Planning and Environment (2018) Compliance Reporting Post Approval Requirements that applies to the State Significant Development: SSD-9510 UON Honeysuckle Campus Stage 1A.

This document satisfies the condition set out in item B28 of the associated SSD-9510 conditions requiring:

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

A previous Pre-Construction Compliance Report (V02) was completed on 17 June 2020. This audit period relates to the Construction phase and is from 10 June 2020 to 4 December 2020 and was undertaken in conjunction with the projects respective Independent Environmental Audit.

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 9510. 10 non-compliances issues were identified relating to nine conditions, which are considered to be of an administrative nature. A separate Independent Environmental Audit is also being undertaken concurrently.

The non-compliances identified were:

1. Condition A2a - Non-compliances were identified during the inspection as noted below.
2. Condition A19a(iv) and A19a(ix) - The University website does not include the previous Independent Environmental Audit and the response to recommendations.
3. Condition A19a(viii) - The complaints register summary for the project was not available on the University website.
4. Condition B4 - The Certifying Authority accepted the external walls and cladding documentation on the 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (22 days later).
5. Condition B15g and B15h - The Construction Noise and Vibration Management Sub-Plan has not been prepared in consultation with the community.
6. Condition B17f(ii) - The Construction Soil and Water Management Sub-Plan does not include details of any water licensing requirements or confirm that none are required.

7. Condition B20 - The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site. Three instances of unexpected contamination finds occurred in the audit period.
8. Condition C4 – works commenced prior to 8am on Saturday 1st August. Compliance has been observed since.
9. Condition C14b - Graffiti was observed on a site sign during the site visit on 11 November 2020.
10. Conditions C25c and C25d - There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.
11. Condition C42c - The Construction Environmental Management Plan and sub-plans were not revised within the three-month period following submission of the Independent Environmental Audit Report in August 2020.

2. Introduction

2.1 Project Name and Project Application Number

The University of Newcastle Honeysuckle Campus Stage 1A – SSD 9510.

The Project involves the construction of a four storey building (known as Stage 1A), to be used for academic and ancillary uses. The Project also includes:

- Internal fit out works including workspaces and smaller enclosed studios, including staff meeting rooms, student common area, specialised suites and offices
- Opportunities for ground floor pedestrian access along the Honeysuckle Drive and Wright Lane frontages
- Bicycle Hub located to the south east of the building
- Landscaping works

Each floor of the building would be characterised by the following uses:

- Ground floor: student learning spaces, flexible event spaces, lab/tech maker space, café, meeting rooms, building services and amenities, bike hub and waste and switch room.
- First floor: blackbox studio, meeting rooms, student workspaces, student breakout areas and social spaces and amenities.
- Second floor: creative studio suite, meeting rooms, academic and technical staff workspaces, meeting and seminar rooms, break out areas and amenities.
- Third floor: innovation hub workplace, kitchen, meeting rooms, amenities.
- Fourth floor: plant/services and amenities.

2.2 Project Address

16B Honeysuckle Drive, Newcastle (Lot 1 DP 1163346)

Figure 1 below shows the Project layout in context of the Concept Plan, whilst figure 2 shows an aerial view of the under construction Stage 1A Building.



Figure 1: Project layout as illustrated from the Concept Plan



Figure 2: Project site outlined in red, image from NearMaps

2.3 Project Phase

Construction compliance report.

The compliance assessment has been undertaken as required under Conditions B27 to B30 of SSD 9510 as follows:

“Compliance Reporting

B27. Prior to the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

B28. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

B29. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.

B30. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an operational compliance report has demonstrated operational compliance.”

2.4 Compliance Reporting Period

The Construction Compliance Report covers the period of 10th June 2020 to 4th December 2020.

2.5 Project Activity Summary

The project is nearing the 26 week point and has progressed considerably during this time. A summary of project activities that occurred during the reporting period:

- Site establishment complete
- Traffic and pedestrian management plan in place
- Crown Certificate 1 – 3 received from Certifying Authority and issued to DPIE
- Bulk earthworks and main piling / piling caps complete
- Lift pits complete
- Ground Floor slab & columns complete
- Concrete structure core completed
- Timber structure completed
- Steel structure commenced
- Services and fitout commenced
- External works commenced

2.6 Key Project Personnel

Details of the key personnel who are responsible for the environmental management of the development:

Name	Organisation	Position
Jonathan Russell	Hansen Yuncken – Principal Contractor	Project Manager
Tim Everett	Hansen Yuncken – Principal Contractor	Project Engineer
Dale Reith	Hansen Yuncken – Principal Contractor	Site Manager

3. Compliance Status Summary

3.1 Compliance Status Descriptors

The following descriptors were used to record the status of each compliance requirement

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant

3.2 Total Number of Non-Compliances

Compliance performance with the Project Approval was determined from a review of project documentation, observations and interviews with site representatives. The below table provides a summary of the compliance performance. Full details of the findings are documented within Appendix A of this report. Non-compliances are identified in Section 4.

Status	Findings
Compliant	85
Non-Compliant	10
Not Triggered	69

4. Non-Compliances

Refer to Appendix A for any non-compliances identified during the reporting period including:

1. Relevant Compliance requirement and its ID;
2. Details of the non-compliance, the date it occurred and the detail it was identified;
3. The agency, or agencies to whom the non-compliance was reported; and
4. The proponent's response that have been, or are proposed to be, taken to address the non-compliance, including details of timing for undertaking such actions.

Below table summarises the non-compliances for this reporting period.

ID	Findings	Proponents Response	Date of NC	Date NC Identified	Agency NC was reported
A2a	Non-compliances were identified during the inspection as noted in this table.	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	As below	As below	As below
A19a(iv), A19a(ix)	The University website does not include the previous Independent Environmental Audit and response to recommendations.	Upload the previous Independent Environmental Audit to the University website and provide notification to the Department and the Certifying Authority in writing when this has been done.	5 October 2020	25 November 2020	Ramboll

ID	Findings	Proponents Response	Date of NC	Date NC Identified	Agency NC was reported
		Action by 1 st February 2021.			
A19a(viii)	The complaints register summary for the project was not available on the University website.	Upload a summary of the complaints register to the University website and ensure this is updated on a monthly basis. Action by 1 st February 2021.	31 October 2020	25 November 2020	Ramboll
B4	The certifying authority accepted the external walls and cladding documentation on 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (i.e. 22 days later).	Ensure documentation is submitted within the timeframes required under the development consent. Nil further action.	26 October 2020	25 November 2020	Ramboll
B15g, B15h	The Construction Noise and Vibration Management Sub-Plan has not been prepared in consultation with the community.	The CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed. Action by 1 st February 2021.	10 June 2020	4 August 2020	Ramboll
B17f(ii)	The CSWMSP does not include details of any water licensing requirements.	The CSWMSP should address any water licensing requirements, including if these are not required for the Project. Action by 1 st February 2021.	19 November 2020	25 November 2020	Ramboll

ID	Findings	Proponents Response	Date of NC	Date NC Identified	Agency NC was reported
B20	The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site. Three instances of unexpected contamination finds occurred in the audit period.	Update the unexpected finds protocol in the CEMP for contamination to include notification to the Planning Secretary for any unexpected contamination finds including details of the disposal location and testing results prior to removing any materials from site. Action by 1 st February 2021.	10 June 2020	25 November 2020	Ramboll
C4	Working hours was not followed on Saturday 1 st August	All Saturday works are not to commence before 8am as per consent conditions unless prior approvals are obtained. Nil further action.	1 August 2020	3 August 2020	APP
C14b	Graffiti was observed on a site sign during the site visit on 11 November 2020.	Seek to have the graffitied sign replaced as soon as possible. Ensure any future graffiti is removed within 48 hours. Action by 23 rd December 2020.	Unknown	11 November 2020	Ramboll
C25c, C25d	There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.	Vehicles should be inspected prior to leaving site and cleaned if required to ensure dirt is not tracked onto the public road and foot path.	11 November 2020	11 November 2020	Ramboll

ID	Findings	Proponents Response	Date of NC	Date NC Identified	Agency NC was reported
		<p>Regular inspection of the public roads should be undertaken to ensure they are kept clean. Cleaning of the roads and footpath should be undertaken if required.</p> <p>Action by 23rd December 2020.</p>			
C42c	The CEMP and sub-plans were not revised within the three-month period following submission of the previous Independent Audit.	<p>The CEMP and sub-plans should be reviewed within three months following submission of this audit and written notification provided to the Planning Secretary that this review is being undertaken.</p> <p>Action by 1st March 2021.</p>	5 November 2020	25 November 2020	Ramboll

5. Previous Report Actions

Nil actions were noted within the Pre-Construction Compliance Report for the project. This is the first Construction compliance Report.

Non-compliances were identified in the Initial Environmental Audit as follows.

Condition/s	Non-compliance	Non-compliance recommendation	Progress	Outcome
A2a	Non-compliances were identified during the audit as noted in this table.	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	As below	As below
A19a(iii)	The current CEMP and sub-plans were not available on the applicant's website.	The current CEMP and sub-plans should be made available on the applicant's website.	The CEMP was uploaded onto the University website under "Approved Plans".	Closed
A19a(viii)	The complaints register for the project was not available on the applicant's website.	Upload a complaint register to the UoN website and ensure this is updated on a monthly basis.	A complaints form is available on the University website. The proponent notes that this complaint form is available for use by the public along with other means of contact through phone and email. Due to sensitive information that may be recorded in the project complaints register it is the proponents view this is not suitable for public viewing.	Complaints register still to be uploaded onto Uni's website. Refer to A19a(viii) within Section 4 above, with action by 1 st February 2021.
B12b(i)	The CEMP does not include details of the relevant requirements under the development consent. Note: this non-compliance was rectified following submission of the Draft Audit report.	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.	Resolved prior to the finalisation of the previous Independent Environment Audit, with no further actions.	Closed

Condition/s	Non-compliance	Non-compliance recommendation	Progress	Outcome
B12h	<p>There is no procedure described in the CEMP for periodic review and update of the plan.</p> <p>Note: this non-compliance was rectified following submission of the Draft Audit report.</p>	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.	Resolved prior to the finalisation of the previous Independent Environment Audit, with no further actions.	Closed
B13	The CEMP was provided to the Planning Secretary after the commencement of construction (was required to be submitted prior to commencement).	Ensure all documents are submitted by the due dates required under the development consent.	Noted.	Closed
B15g, B15h	The mitigation measures described for high noise generation works in section 3.1 of the CNVMSP have not been prepared in consultation with the community.	The CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed or provide justification on why consultation with the community has not been undertaken.	The CNVMSP was not updated from the Initial Audit. This has been re-raised during this audit to be updated by the Contractor.	CNVMSP still to be updated. Refer to B15g/B15h within Section 4 above, with action by 1 st February 2021.
B17	It is the Auditor's opinion that this does not meet the minimum requirements of a CSWMSP as is intended by this condition.	A site-specific detailed CSWMSP should be prepared for the Project addressing the requirements under this condition. The CSWMSP should also address the	This has been revised with Condition B17f(ii) identified in the recent Audit as still non-compliant.	The CSWMSP to be further revised to address any water licensing requirements, including if these are not

Condition/s	Non-compliance	Non-compliance recommendation	Progress	Outcome
		requirements for management plans under condition B12.		required for the Project. Refer to B17f(ii) within Section 4 above, with action by 1 st February 2021.
B17b	The CSWMP does not describe how erosion and sediment controls may change throughout the life of the project and the process for determining where erosion and sediment controls are to be installed throughout construction.	The CSWMP should be updated to describe how erosion and sediment controls may change throughout the life of the project where erosion and sediment controls are to be installed.	This has been revised with Condition B17b now compliant.	Closed
B17c	The CSWMSP provided does not include a plan of how all construction works will be managed in wet weather events.	The recommended site-specific detailed CSWMSP should include a plan of how all construction works will be managed in wet weather events, capturing the measures described in the email attachment provided to Council. It should also specify the specific measures and controls from the Blue Book to be implemented, and where.	This has been revised with Condition B17c now compliant.	Closed

Condition/s	Non-compliance	Non-compliance recommendation	Progress	Outcome
B17d	The CSWMSP provided does not include details of all off-site flows from the site.	The recommended site-specific detailed CSWMSP should include detail all off-Site flows from the Site.	This has been revised with Condition B17d now compliant.	Closed
B17f(i)	The CSWMSP provided does not include details of any impacts of the development on surface and groundwater hydrology and quality.	The recommended site-specific detailed CSWMSP should include details on any impacts (or lack thereof) of the development on surface and groundwater hydrology and quality.	This has been revised with Condition B17f(i) now compliant.	Closed
B17f(ii)	The CSWMSP provided does not include details of any water licensing requirements.	The recommended site-specific detailed CSWMSP should address any water licensing requirements, including if these are not required for the Project.	This has been revised with Condition B17f(ii) identified in the recent Audit as still non-compliant.	The CSWMSP to be further revised to address any water licensing requirements, including if these are not required for the Project. Refer to B17f(ii) within Section 4 above, with action by 1 st February 2021.
B17g	The CSWMSP provided does not describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events.	The recommended site-specific detailed CSWMSP should include a description of the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not	This has been revised with Condition B17g now compliant.	Closed

Condition/s	Non-compliance	Non-compliance recommendation	Progress	Outcome
		limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.		
C2a	<p>The site notice did not include details of the Certifier and Structural Engineer.</p> <p>Note: this noncompliance was rectified following submission of the Draft Audit report.</p>	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.	Resolved prior to the finalisation of the previous Independent Environment Audit, with no further actions.	Closed
C2d	<p>The site notice did not include the approved hours of work.</p> <p>Note: this non-compliance was rectified following submission of the Draft Audit report.</p>	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.	Resolved prior to the finalisation of the previous Independent Environment Audit, with no further actions.	Closed

6. Incidents

Refer to Appendix B for a register of all incidents, as defined by the conditions of consent, with the following information:

1. The cause and nature of the incident, the date it occurred and the date it was identified;
2. Location of the incident;
3. How the incident was identified;
4. The agency, or agencies to whom the incident was reported;
5. Details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
6. The response to the incident, including details of timing for undertaking such actions (i.e. that corrective and preventative action is not required, has commenced or is completed)

A non-reportable incident was raised to the reviewer’s attention.

Cause	Location	How identified	Agency incident was reported
<p>Worker using grinder has cut into lead of own tool.</p> <p>The worker was not injured as a result of the incident and the incident was not considered reportable under the definition of “material harm” in the development consent.</p> <p>The response to the incident included addressing the incident at the site pre-start meeting and completing task observation on the worker when next using a power tool.</p> <p>The incident was reviewed and closed out on 13 August 2020.</p>	Building Q.	Self-reported to the contractor’s manager and site supervisor.	Hansen Yuncken (HY) - In accordance with the HSE Incident Procedure and recorded by HY on BIM360 Field using the HSE incident report.

7. Complaints

Refer to Appendix C for a list of complaints received during the reporting period, with the following information:

1. The number of complaints received; and
2. A summary of the main areas of complaint.

A statement must also be provided as to any emerging trends identified in complaints received and proposed action for addressing complaints or reducing the recurrence of complaints or that ‘no further action is required’.

Three complaints were received since the mobilisation and commencement of the project.

1. Vibration related complaint from the mobilisation of the contractor.
2. Noise related complaint during weekend works.
3. The third complaint was not related to the project.

8. Compliance Table

Refer to Appendix A for SSD State Significant Development Application SSD 9510 Construction Compliance Reporting table for full details of compliance with consent conditions prior to commencement of construction.

9. Compliance Report Declaration

Refer to Appendix E for Compliance Report Declaration Form.

Appendix A. Construction Compliance Reporting Table

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
PART A - ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Management plans and site observations	Activities onsite were observed to be undertaken generally in accordance with the CEMP and sub-plans. The CEMP provides the system to manage and control environmental aspects of the project during pre-construction and construction to prevent environmental harm. The subsequent Independent Environmental Auditor noted no evidence that any incidents resulting in material harm to the environment have occurred during the audit period. General environmental management on site was observed to be of a high standard.	Compliant
Terms of Consent				
A2.	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS as amended by the RtS and RFIR; and (d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	This table	Non-compliances were identified during the compliance reporting period as noted in this table. It is noted that the non-compliances identified were considered administrative in nature. Recommendation: Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	Non-Compliant
A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Review and coordinate written directions Planning Secretary with the relevant project parties.	The applicant has had ongoing correspondence with the Department regarding the roof enclosure design as required under Condition B1. The Department requested additional information from the applicant on the design option in an email dated 16 September 2020. The reporter was advised that the applicant is still in discussions with the Department to resolve this item.	Compliant
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Review and coordinate written directions Planning Secretary with the relevant project parties.	No inconsistency, ambiguity or conflict has been identified.	Not Triggered
Limits of Consent				
A5.	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	Development consent	Construction associated with CC1 planned to commence on 10 June 2020. Notice of commencement provided via planning portal SSD-9510-PA-1.	Compliant
A6.	Separate approval must be obtained for any works or uses which do not meet exempt development provisions. This consent does not include approval of the following: (a) site preparation and remediation works (b) installation of a substation (c) use of the building for events, with the exception of events directly associated with the building's University function (d) digital display, projection or any other means of lighting or animation onto the façades of the building.	Development consent and site observations	Site preparatory works were undertaken at the site under DA2018/00933 (as modified), granted by Council on 1 July 2019. These works have been completed with the exception of Lot 2 and 3 remediation (outside the works area relevant to the Stage 1A building). The reporter was advised that remediation of Lot 2 and 3 will be completed following completion of the Stage 1A building construction activities. Installation of a kiosk substation forms part of DA2018/00933 granted by Council on 1 July 2019. Construction of the building had not been completed in the audit period.	Compliant
Prescribed Conditions				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
A7.	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Crown certificates	The relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation to the Project are Clause 98 and Clause 98A. Clause 98 of the EP&A Regulation requires Compliance with Building Code of Australia (BCA). - Crown Certificate 1 for the Project was issued by Blackett Maguire and Goldsmith on 5 June 2020. Crown Certificate 1 includes: "In-ground structure and services works only...". - Crown Certificate 2 was issued on 10 July 2020 for "Services and structure to core and mass timber only...". - Crown Certificate 3 was issued on 13 November 2020 for "Remaining Building works...".	Compliant
Planning Secretary as Moderator				
A8.	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Site observations (including project team interviews)	No disputes have arisen with public authorities	Not Triggered
Legal Notices				
A9.	Any advice or notice to the consent authority must be served on the Planning Secretary.	Site observations (including project team interviews)	Use of the Departments planning portal has been used to submit post-approval documentation. No legal notices have occurred.	Not Triggered
Evidence of Consultation				
A10.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Submission of evidence of consultation	HY have consulted with parties as noted in conditions associated with Pre-Construction B14, B15, and B17. Consultation and copies of correspondence was provided by the Contractor via aconex on 28th May 2020.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A11.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Management plans and site observations	No request for staging for the project which differs from the consent has been submitted.	Compliant
A12.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Management plans and site observations	No request for staging for the project which differs from the consent has been submitted.	Not Triggered
A13.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	B13 of this consent	Approval of the CEMP and sub-plans is not required by the Planning Secretary.	Not Triggered
Structural Adequacy				
A14.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with: (a) the relevant requirements of the BCA; (b) any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. Note 1: Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works Note 2: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Contractor to provide documentary evidence of compliance	PCA has signed off to verify compliance with BCA. - Crown Certificate 1 for the Project was issued by Blackett Maguire and Goldsmith on 5 June 2020. Crown Certificate 1 includes: "In-ground structure and services works only...". - Crown Certificate 2 was issued on 10 July 2020 for "Services and structure to core and mass timber only...". - Crown Certificate 3 was issued on 13 November 2020 for "Remaining Building works...". - SANSW approval 31st March 2020.	Compliant
External Walls and Cladding				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
A15.	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	Contractor to provide documentary evidence of compliance	The external wall system disclosure statement dated 14 September 2020 prepared by Rod Meneses (Builders Licence 220417C) confirming materials proposed for construction meet the requirements of the BCA.	Compliant
Applicability of Guidelines				
A16.	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.	As per consent condition	Construction activities have generally been conducted in accordance with guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Note
A17.	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Site observations (including project team interviews)	No directions have been issued by the Planning Secretary.	Not Triggered
Monitoring and Environmental Audits				
A18.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note 1: 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.	Principal to engage independent environmental audit to fulfil the requirements set out in consent conditions C44 to C49. Principal to complete Compliance Monitoring requirements as per B27 to B30.	Principal has engaged an independent environmental audit to fulfil the requirements set out in consent condition C44 and C49. Audit team accepted by DPIE as per planning portal SSD-9510-PA-2 and subsequent program. Audit 1 was submitted in August with the second audit to be submitted prior to end of year. Principal to complete Compliance Monitoring Program submitted via planning portal SSD-9510-PA-3. Pre-Construction Compliance Report submitted in June. This report to meet Construction Compliance and Monitoring and planned to be submitted prior to end of year.	Compliant
Access to Information				
A19.	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	University website: https://www.newcastle.edu.au/about-uon/our-environments/honeysuckle-city-campus-development/public-documents	University webpage created with the applicable publicly available documents in line with condition A19. This was live from 3/06/2020 and will be periodically updated as needed. Notice to DPIE was provided through the planning portal SSD-9510-PA-5. Refer to following link - https://www.newcastle.edu.au/about-uon/our-environments/honeysuckle-city-campus-development/public-documents Reporting required to be made publicly available under the development consent includes: • Compliance Reports (condition B29) • Independent Environmental Audits (condition C48c) The University website was viewed on 28 October 2020 and included the previous Independent Environmental Audit program, the reporting and compliance program and the reporting and compliance pre-construction audit. The website did not include the previous Independent Environmental Audit. Recommendation: Upload the previous Independent Environmental Audit (Ramboli, 2020) to the University website. Once submitted to the Department, this Independent Environmental Audit should also be uploaded to the University website. The complaints register was not available on the applicant's website. The proponent's response to the previous Independent Audit recommendations noted that a summary of the complaints register was to be uploaded to the University website by 28 August 2020. The University website was viewed on 28 October 2020. The complaints register summary for the project was not available on the University	Non-Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
			<p>website. It is understood by the reporters that the omission of the complaints register on the website is a decision made by the University for confidentiality purposes. The reporters observed the complaints register during the site visit which included one complaint during the audit period (three in total since construction commencement) (refer to discussion in Section 3.9 of the Audit Report).</p> <p>Recommendation: Upload a summary of the complaints register to the University website and ensure this is updated on a monthly basis, or provide justification to the Department regarding the confidentiality issues, and seek approval to remove this requirement.</p>	
Compliance				
A20.	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.	Contractor to provide documentary evidence of compliance.	It was confirmed that the relevant development consent conditions were provided to contractors prior to commencement of works. Conditions relating to environmental management of the site were included in the site induction and recorded in the site Induction Register. An updated Incident Register was provided to the assessor. The register was last updated on 26 October 2020. .	Compliant
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Amendments to the Building Design Requiring Approval				
B1.	<p>Within one month of the commencement of works, the proposal shall be amended and plans / elevations and documents (where necessary) shall be submitted to the Planning Secretary for approval showing:</p> <p>(a) amendments to the roof of the building to reduce the prominence and visibility of the rooftop enclosures. This could be achieved by:</p> <p>(i) reducing the size of the enclosures</p> <p>(ii) architecturally incorporating the enclosures into the design of the building</p> <p>(iii) increasing the height of building parapets / creating a roof feature</p> <p>(iv) or an alternative approach as agreed with the Planning Secretary.</p>	Department major projects planning portal	Works commenced on 10 June 2020, with submission provided on 6/07/2020 via the Department online portal (reference SSD-9510-PA-7). The applicant has had ongoing correspondence with the Department regarding the roof enclosure design. The Department requested additional information from the applicant on the design option in an email dated 16 September 2020. It was advised that the applicant is still in discussions with the Department to resolve this item.	Compliant
Notification of Commencement				
B2.	The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Contractor to provide the Department and Certifying Authority written notification of the dates of commencement of physical works at least 48 hours before those works.	Notification was provided by HY, refer to correspondence "Everett to Rosel, SSD9510 - Item B2 - Notification of Commencement, dated 26/05/2020 7:53AM" Notification was also provided via the planning portal SSD-9510-PA-1 on 2/06/2020.	Compliant
Certified Drawings				
B3.	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Contractor to provide structural drawings and certification by structural engineer that demonstrates compliance with relevant clauses of the BCA and this development consent.	The drawings were provided to the certifying authority in May 2020 as evident by Crown Certificate 1. The structural drawings were prepared by EJE Architecture and Northrop Engineering Consulting Services.	Compliant
External Walls and Cladding				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B4.	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Contractor to provide documentary evidence of compliance.	The reviewer viewed an External Wall System Disclosure Statement (Design) dated 14 September 2020 prepared by Rod Meneses (Builders Licence 220417C) confirming materials proposed for construction meet the requirements of the BCA. The certifying authority accepted the external walls and cladding documentation on 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (22 days later). Recommendation: Ensure documentation is submitted within the timeframes required under the development consent.	Non-Compliant
Protection of Public Infrastructure				
B5.	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Contractor to provide documentary evidence of compliance.	Pre-Construction Dilapidation report dated 25/05/2020 developed by Hansen Yuncken. Issued to Council on 26/05/2020, and issued to PCA via aconex on 28/05/2020. Consultation occurred with Council and authorities on 26/05/2020 or prior. Refer emails: - "Barnes to mail@ncc, SSD 9510 - Hansen Yuncken - Pre-Construction Dilapidation Reports, dated 26/05/2020 1:11PM" - "developerliaison@nbn to Skeen, Your NBN™ New Development application confirmation: STG-W000129561, dated 25/03/2020 9:59AM" - "Hilton to Tynan, RE: 20170977 UON Honeysuckle City Campus - preliminary Gas advice, dated 27/03/2020 10:26AM" - "Nasr to Tynan, RE: 2017-760 = UON Honeysuckle Drive, Newcastle, dated 24/03/2020 3:33PM"	Compliant
Pre-Construction Dilapidation Report				
B6.	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Contractor to provide documentary evidence of compliance	Pre-Construction Dilapidation report dated 25/05/2020 developed by Hansen Yuncken. Issued to Council on 26/05/2020, and issued to PCA via aconex on 28/05/2020.	Compliant
Utilities and Services				
B7.	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Contractor to provide documentary evidence of compliance	Approvals from the relevant service authorities is occurring in conjunction with the service authority bodies providing connection. This has been applicable to only Hunter Water during this audit period.	Compliant
B8.	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Contractor to provide documentary evidence of compliance.	Not applicable to the Pre-Construction report. Consultation to obtain approvals is as follows: - "developerliaison@nbn to Skeen, Your NBN™ New Development application confirmation: STG-W000129561, dated 25/03/2020 9:59AM" - "Hilton to Tynan, RE: 20170977 UON Honeysuckle City Campus - preliminary Gas advice, dated 27/03/2020 10:26AM" - "Nasr to Tynan, RE: 2017-760 = UON Honeysuckle Drive, Newcastle, dated 24/03/2020 3:33PM"	Compliant
Ecologically Sustainable Development				
B9.	Within six months of commencement of construction, the Applicant must register for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier, unless otherwise agreed by the Planning Secretary.	Registration for green star	Construction commenced on 10 June 2020 and therefore this is required by 10 December 2020. Observation: Green Star registration has been completed on 29 June 2017 (reference GS-3306DA).	Compliant
Outdoor Lighting				
B10.	Prior to commencement of above ground works, all outdoor lighting within the Subject site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Contractor to provide documentary evidence of compliance.	A letter from AECOM dated 24 June 2020 confirms that the Project has been designed in accordance with Australian Standard (AS) 1158.3.1:2005 and AS 4282-2019 (superseded AS 4282-1997). The assessment was completed by Peter Skeen, Principal Electrical Engineer. The letter is addressed to the Crown Authority and is noted on the Crown Certificate 2 checklist as being submitted on 1 July 2020.	Compliant
Access for People with Disabilities				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B11.	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, 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.	Contractor to provide documentary evidence of compliance.	Crown Certificate 2 was issued on 10 July 2020. The Crown Certificate checklist includes submission of a "Disability Access Report" prepared by Lindsay Perry Access, which is noted to have been submitted on 31 March 2020. Construction of the building had not been completed in the reporting period.	Compliant
Environmental Management Plan Requirements				
B12.	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note 1: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Contractor to provide documentary evidence of compliance.	Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020. Management plans relevant to the stage of Project includes the CEMP and the following sub-plans: • CNVMSP (Appendix 7.4) • CTPMSP (Appendix 7.5) • CWMSMSP (Appendix 7.6) • CSWMSP (Appendix 7.7) • FERSP (separate document). Section 3.1 of the CEMP states that "This EMP has been generated to satisfy the requirements of "ISO 14001:2015, Environmental management systems – Requirements with guidance for use" and the "NSW Government Environmental Management System Guidelines – 3rd edition".	Compliant
Construction Environmental Management Plan				
B13.	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling (b) Construction Traffic and Pedestrian Management Sub-plan (see Condition B14); (c) Construction Noise and Vibration Management Sub-plan (see Condition B15); (d) Construction Waste Management Sub-plan (see Condition B16); (e) Construction Soil and Water Management Sub-plan (see Condition B17); (f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and (g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	Contractor to provide CEMP in accordance with consent condition	Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020. Copies were provided to DPIE via the planning portal SSD-9510-PA-6 on 17/06/2020.	Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B14.	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) include location of all proposed work zones (Note: Any on-street parking changes associated with provision of a works zone will need to be consulted with and approved by City of Newcastle's Traffic and Transport Section. Email: traffic@ncc.nsw.gov.au) (e) detail heavy vehicle routes, access and parking arrangements; (f) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. (h) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction; (i) details of the construction program highlighting details of peak construction activities and proposed construction staging; (j) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; (k) cumulative impacts of the proposed construction and ongoing projects in the vicinity of the site; (l) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (m) include a program to monitor the effectiveness of these measures. 	<p>Contractor to provide CTPMSP in accordance with consent condition</p>	<p>Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020.</p>	<p>Compliant</p>
B15.	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) hours of construction in accordance with Conditions C4 to C8; (e) outline how noise and vibration impacts would be monitored during construction (f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) include strategies that have been developed with the community for managing high noise generating works; and (h) describe the community consultation undertaken to develop the strategies; and (i) include a complaints management system that would be implemented for the duration of the construction. 	<p>Contractor to provide CNVMSP in accordance with consent condition</p>	<p>Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020. The mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community. The CNVMSP has not been updated in the audit period to address this non-compliance. The site representatives advised that high generating noise activities have not been undertaken at the site and this would be undertaken if required.</p>	<p>Non-Compliant</p>
B16.	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works. 	<p>Contractor to provide CWMSP in accordance with consent condition</p>	<p>Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020.</p>	<p>Compliant</p>

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B17.	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council and where necessary the Department of Planning, Industry and Environment - Water (DPIE - Water); (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; (e) site dewatering (if applicable), including preparation of a dewatering management plan in consultation with DPIE – Water (f) information on: (i) any impacts of the development on surface and groundwater hydrology and quality (ii) any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000. (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.	Contractor to provide CSWMSP in accordance with consent condition	Management Plans provided to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020. The draft CSWMSP does not include details of any water licensing requirements. It is noted that in the email attachment provided to Council included the following response to this condition: "We understand this is not required." Stormwater and flood management is described in Section 4.7 of the CSWMSP. The additional controls to be implemented include: • Additional notification • Securing and closing the site • Evacuation of site as per the Emergency Response Management Plan.	Non-Compliant
B18.	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: i) the flood emergency responses for the construction phase of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	Contractor to provide FERSP in accordance with consent condition	Management Plans provided to PCA via aconex on 2/06/2020 and approved through issue of CC1 on 5/06/2020.	Compliant
Site preparation and land contamination works				
B19.	Site preparation and remediation works relevant to the Stage 1A lot shall be carried out in accordance with the separate development consent (reference DA2018/0093) approved by Council on 1 July 2019. The site preparation and remediation works shall be completed prior to the commencement of the development.	Principal to provide documentary evidence of compliance	Evidence of completion provided to the PCA via aconex on 4/06/2020 with CC1 issued on 5/06/2020.	Compliant
B20.	Prior to the commencement of construction, the Applicant must prepare an unexpected finds contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Contractor to provide unexpected finds contamination procedure in accordance with consent condition	Unexpected finds contamination procedure was provided within the CEMP issued to PCA via aconex on 28/05/2020 and approved through issue of CC1 on 5/06/2020. The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site. Three ACM finds have been reported. There is no evidence to confirm for each contaminated find instance that details of the contaminated material encounter, disposal location and testing results were not provided to the Planning Secretary prior to its removal from site. Recommendation: Update the unexpected finds protocol in the CEMP for contamination to include notification to the Planning Secretary for any unexpected contamination finds including details of the disposal location and testing results prior to removing any materials from site.	Non-Compliant
Construction Parking				
B21.	Prior to the commencement of construction, the Applicant must submit to the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	Contractor to provide documentary evidence of compliance	Site layout with contractor parking provided to the PCA via aconex on 28/05/2020 with CC1 issued on 5/06/2020.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B22.	Prior to the commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.	Contractor to provide documentary evidence of compliance	AECOM prepared a letter for the Certifier to confirm that: "the mechanical services for the above project are designed in accordance with normal engineering practices and meet the requirements of the Building Code of Australia and relevant Australian Standards".	Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
Mechanical Ventilation				
B23.	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Contractor to provide documentary evidence of compliance	The letter prepared by AECOM confirms that: "The mechanical services design for project complies with the requirements in the project Fire Engineering Report. (Reference: 60579316-FRFE-0001_C.pdf)" in accordance with this condition.	Compliant
Wind				
B24.	Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the Pedestrian Wind Environment Statement HCCD Stage 1A, University of Newcastle WE613-02F02(REV1)- WS Report prepared by Windtech and dated 27 February 2020.	Contractor to provide documentary evidence of compliance	The landscape design has been revised and is currently under review with the University. The revised plans were provided to the Certifying Authority on 2 October 2020 along with the request to make the certification a condition of the next construction certificate. The Certifying Authority accepted this approach on 9 October 2020.	Compliant
Reflectivity				
B25.	Prior to the commencement of external walls and cladding, the Applicant shall submit evidence to the Certifier demonstrating that the materials used on the façades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Contractor to provide documentary evidence of compliance	A letter prepared by Trinity Windows Contracting confirming the glazed façade "does not exceed the maximum external reflectivity of 20%".	Compliant
Crime Prevention Through Environmental Design (CPTED)				
B26.	Prior to the commencement of above ground works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report Crime Prevention Through Environmental Design Assessment prepared by Ethos Urban and dated 9 May 2019.	Contractor to provide documentary evidence of compliance	A Crime Prevention Through Environmental Design (CPTED) Statement was prepared by Anthony Furniss of EJE Architecture dated 26 June 2020. This statement verifies that the Architectural Documentation reflects the conditions of SSD Condition B26, and subsequently reflects the CPTED management and mitigation measures included within the CPTED Assessment prepared by Ethos Urban and dated 9 May 2019.	Compliant
Compliance Reporting				
B27.	Prior to the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Principal to submit Compliance Monitoring and Reporting Programme	Compliance Monitoring and Reporting Programme submitted via the planning portal on 4/06/2020 SSD-9510-PA-3.	Compliant
B28.	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	As per consent condition	Pre-Construction Reporting submitted as this report on 17/06/2020.	Compliant
B29.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.	As per consent condition	The Pre-construction Compliance Report was completed on 17 June 2020 and is therefore required to be on the applicant's website by 16 August 2020. The Pre-construction Compliance Report is available on the Department's Major Projects Planning Portal website.	Compliant
B30.	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	As per consent condition	The Project is still in the construction phase and we understand no requests have been made in this regard.	Not Triggered
Stormwater				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B31.	All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 - Stormwater of the Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of Australian Standard AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Aurecon (Drg. No. 504356-001-DRG-CV-003 Rev 5 dated 3 October 2019).	Contractor to provide documentary evidence of compliance. Ongoing monitoring of implementation.	Stormwater is managed in accordance with the CEMP and CSWMSP. Examples of mitigation strategies included in Section 4.10 of the CEMP: <ul style="list-style-type: none"> An emergency spill kit shall be kept at the construction compound "Clean" stormwater shall be diverted around the site where possible All existing stormwater pits and drains subject to HY construction works will be silt protected with geo-fabric and/or granular socks. Drains will be monitored and maintained by HY Stormwater shall be diverted to retention basins. Evidence of compliance with the above mitigation measures was observed during the site visit and was evident in the Site HSE Inspection Checklist dated 2 September 2020. This included the following: <ul style="list-style-type: none"> Spill kits Sediment fencing along the site perimeter (Note: refer to the response to condition C26 for a recommendation regarding this) Soil logs used at key locations along the site perimeter Diversion drains. We were advised during the site interview that no stormwater at the site has required disposal.	Compliant
Awning				
B32.	The proposed awning is to be designed in a manner that is consistent with Section 7.10--Street Awnings and Balconies of the Newcastle Development Control Plan 2012.	Contractor to provide documentary evidence of compliance	A letter prepared by EJE Architecture confirming the "Ground Floor Awning structure included within the design of UON HCCD Stage 1A is in accordance with the conditions of the City of Newcastle DCP"	Compliant
Flooding				
B33.	Prior to commencement of construction the following details are to be provided to the Certifying Authority: (a) The whole of the proposed building/structure below the flood planning level (FPL) of 2.80 metres Australian Height Datum (AHD) is to be constructed of water-resistant materials and finishes that are resistant to damage from floodwaters. (b) Electrical fixtures such as power points, light fittings and switches must be sited above the FPL (2.80 m AHD) unless they are on a separate circuit (with earth leakage protection) to the rest of the building. Any new machinery or equipment, storage items or similar likely to be damaged by a flood reaching a peak flood level at or below the FPL, are to be installed above the FPL (2.80 m AHD) unless they are of materials and have the functional capacity resistant to the effects of floodwaters (c) An on-site refuge is to be provided for the proposed development. The minimum refuge level is to be the level of the Probable Maximum Flood (Local Catchment Flood Level RL3.29m Australian Height Datum). The on-site refuge is to be designed to cater for the number of people reasonably expected to be on the development site.	Contractor to provide documentary evidence of compliance	Certification provided for all areas noted to the PCA via aconex on 28/05/2020 and further information provided on 2/06/2020. CC1 approval was provided by the PCA on 5/06/2020.	Compliant
Road reserve				
B34.	A separate application must be lodged and consent obtained from City of Newcastle for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle, before the commencement of construction works within the road reserve.	Contractor to provide documentary evidence of compliance	A Road Opening Permit has been issued by Council on 31 August 2020 for temporary road and footway restoration works. Council provided written consent of the Road Opening Permit in a letter dated 9 September 2020.	Compliant
Honeysuckle Drive / Worth Place Frontages				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
B35.	<p>Prior to the commencement of construction works within the road reserve, the Developer is to design and construct the following works within the Honeysuckle Drive and Worth Place frontages of the Stage 1A site generally in accordance with the City Centre Public Domain Technical Manual design, at no cost to City of Newcastle and in accordance City of Newcastle's guidelines and design specifications and relevant Australian Standards:</p> <p>(a) New footpath and streetscape work extending 2-5m either side of the property. (b) New street trees and any grass verge areas. (c) New kerb and gutter, removal of redundant driveways, and repair any road works. (d) Required parking signs, line markings, mandatory signage (Note: Any changes to the existing on-street parking signs will need to be approved by Newcastle City Traffic Committee). (e) Repair of any damages caused during construction. (f) New street furniture including bicycle racks or rings and new seats and bins. (g) Street lighting including new Smart City poles and infrastructure (including to connect to existing Smart City infrastructure). (h) New drainage and development drainage connections. (i) Any artwork and interpretation for heritage related elements within the road reserve (if required).</p>	Contractor to provide documentary evidence of compliance	<p>The Road Opening Permit notes the following documents were submitted:</p> <ul style="list-style-type: none"> •Civil drawings •Landscape drawings •Smart City drawings. <p>The drawings are collectively referred to as the 'Stamped Plans'. Copies of the submitted drawings were provided to the reporter. Works had not commenced in the road reserve at the time of the audit.</p>	Compliant
B36.	<p>Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to City of Newcastle for approval pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle before the commencement of construction works within the road reserve.</p>	Contractor to provide documentary evidence of compliance	The engineering stamped plans have been prepared by Northrop and the landscaping plans have been prepared by Terras. The plans were submitted with the application as evident by the Road Opening Permit.	Compliant
PART C - DURING CONSTRUCTION				
Approved Plans to be On-Site				
C1.	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Review documentary evidence on site.	The reporter observed a sign inside the site entrance noting these were available.	Compliant
Site Notice				
C2.	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<p>Contractor to provide documentary evidence of compliance including photos.</p> <p>Principal representatives to verify installation of site notice/s on regular basis to ensure compliance with C2 is maintained throughout construction.</p>	A site notice was posted at the site entrance and observed during the site visit as compliant with this condition.	Compliant
Operation of Plant and Equipment				
C3.	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	The Contractor's WHS officer to undertake regular reviews of site WHS, including plant and equipment in accordance with statutory regulations. WHS consultant is engaged by the Principal to undertake independent inspections and audits of the Contractors WHS management systems.	<p>The equipment maintenance register (included in BIM360 Field) was observed during the site visit. The register includes details of all plant and equipment on site, any maintenance that had been undertaken and when the next maintenance is due.</p> <p>The reporter viewed the maintenance records for a CAD Scissor lift during the site inspection. It was noted in the database that maintenance was last undertaken on 8 July 2020.</p>	Compliant
Construction Hours				
C4.	<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 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.</p>	As per consent condition	The reporter understands that all activities (with the exception of 1st August) have been undertaken during standard construction hours as confirmed in the site interview. The reporter viewed the site personnel sign-on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMSP. On 1st August works commenced at 7am outside of the statutory timeframes. This was resolved with the contractor to maintain compliance with the statutory timeframes.	Non-Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
C5.	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	As per consent condition	The reporter understands from the site interview that no activities have been undertaken outside the standard construction hours with the expectation of that specified in condition C4.	Not Triggered
C6.	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers.	As per consent condition	The reporter understands from the site interview that no activities have been undertaken outside the standard construction hours with the expectation of that specified in condition C4.	Not Triggered
C7.	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As per consent condition	The reporter understands from the site interview that no activities have been undertaken outside the standard construction hours with the expectation of that specified in condition C4.	Compliant
C8.	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	As per consent condition	The reporter understands from the site interview that no rock breaking, rock hammering, sheet piling, pile driving and similar activities activities have been undertaken.	Not Triggered
Implementation of Management Plans				
C9.	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	As per consent condition	Examples of compliance with the CEMP are described in the response to conditions B12 to B18. The Site HSE Inspection Checklist serves as a process to undertake regular inspections of the construction of the development in accordance with the CEMP and sub-plans. An example of a completed checklist was viewed by the reporters.	Compliant
C10.	If directed by TfNSW, the Applicant must make changes to the Construction Traffic and Pedestrian Management sub-plan as accordance with TfNSW directions in order to maintain road safety and network efficiency.	As per consent condition	TfNSW was provided a copy of the CTPMSP on 10 June 2020 and provided comments on 10 June 2020. No comments were provided on the contents of the CTPMSP triggering this condition.	Not Triggered
Construction Traffic				
C11.	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	Contractor to provide Project Management Plan (PMP) confirming site establishment including construction vehicle access to site.	The reporter observed the following whilst on site: •A designated on site car parking area was provided with adequate car parking spaces. •Works were contained within the site boundary with no obstructions of public footpaths or roads. •A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads. Site personnel confirmed during the site interview that trucks use the loading bay and are contained within the site.	Compliant
Road Occupancy Licence				
C12.	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	Contractor to provide documentary evidence of compliance	A road occupancy permit was granted by the City of Newcastle for watermain connection between 12 and 31 October 2020.	Compliant
SafeWork Requirements				
C13.	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Contractor to provide Project Management Plan (PMP) confirming extend of site boundary and security measures to restrict access by unauthorised personnel. This will be reviewed by Principal.	The reporter confirmed that the site was appropriately secured during the site visit (fenced around the perimeter with lock on front entrance). Photos in the HSE Inspection Checklist dated 2 September 2020 confirmed that the site was adequately fenced and secured.	Compliant
Hoarding Requirements				
C14.	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Contractor to provide Project Management Plan (PMP) confirming extend of site boundary and hoarding construction. This will be reviewed by Principal.	Graffiti was observed on a site sign during the site visit (refer to photo in Appendix 4). Recommendation: Seek to have the graffitied sign replaced as soon as possible. Ensure any future graffiti is removed within 48 hours.	Non-Compliant
No Obstruction of Public Way				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
C15.	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Contractor to provide Project Management Plan (PMP) confirming site establishment including site layout and vehicle/pedestrian access around site. The Contractor Contractual obligation is to maintain vehicle/pedestrian access to surrounding buildings throughout the construction phase.	The works were observed to be contained wholly within the site boundary during the site visit. No items were observed to be obstructing the public way. Observation: It was observed during the site inspection that a small amount of gravel from the site car park was tracking onto the footpath. Although not obstructing the public way, this could create a potential slip hazard to pedestrians. Recommendation: Undertake regular inspections of the foot path to ensure no materials have been tracked from the site. If materials are found to be on the footpath, they should be cleaned up as soon as practical.	Compliant
Construction Noise Limits				
C16.	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	As per consent condition	A construction noise and vibration assessment was undertaken for the Project by AECOM, University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment (February 2020) (NVIA). Noise and vibration criteria were established for the Project. Noise and vibration generating activities associated with the construction works were predominately from heavy vehicles entering or exiting the site and machinery operation (large excavators, backhoe, grader, water cart, dump truck). The equipment and machinery inventory included in the NVIA also included a vibratory roller however this was not used during the audit period. For this reason, it is considered that the noise and vibration impacts from the Project are likely less than those predicted in the NVIA. A noise monitoring report was prepared by ama Monitoring Services for attended monitoring undertaken on 29 July 2020. The monitoring identified some exceedances of the project specific noise management levels but notes these are likely contributed from other major noise sources in the area including other construction works, delivery trucks idling near monitors and bootcamp training that was being undertaken during the monitoring. No complaints have been received during the audit period relating to noise.	Compliant
C17.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Subject site or surrounding residential precincts outside of the construction hours of work outlined under Conditions C4 to C8.	Contractor to provide Project Management Plan (PMP) confirming management of construction vehicle movements to and around the site.	The reporter understands that all construction vehicles arrived at the site during standard construction hours as confirmed in the site interview. The reporter viewed the site sign on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMSP.	Compliant
C18.	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.	As per consent condition	Vehicle alarms encountered during the site inspection were considered by the reporter to be within acceptable noise levels. Vibratory rollers are not being used for the construction to minimise noise impacts to nearby receivers.	Compliant
C19.	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	As per consent condition	The reporter understands from the site interview that high noise generating works were not undertaken during the audit period.	Not Triggered
C20.	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	As per consent condition	Refer to response to condition C16.	Compliant
Vibration Criteria				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
C21.	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	As per consent condition	Construction vibration criteria are outlined in Section 2.4.1 of the CNVMSP and includes consideration of: •British Standard BS 7385:1993 Evaluation and Measurement for Vibration in Buildings – Part 2: Guide to Damage Levels from Ground Borne Vibration for guidance on cosmetic damage to residential/commercial buildings •German Standard DIN 4150-3:1999-02 Structural Vibration – Part 3: Effects of vibration on structures for guidance on cosmetic damage to heritage buildings. Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use). Vibration criteria have been developed in accordance with the NSW EPA guideline Assessing Vibration: A Technical Guideline (AVTG) as stated in Section 2.4.2 of the CNVMSP. Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use).	Compliant
C22.	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C21.	As per consent condition	Vibratory roller was used initially in the site mobilisation phase and was compliant with this condition. Due to a complaint the no vibratory rollers had been used since.	Compliant
C23.	The limits in Conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition B13 of this consent.	As per consent condition	The vibration limits specified in the CNVMSP are in accordance with the relevant limits as described in condition C21 and C22.	Compliant
Air Quality				
C24.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	As per consent condition	The Site HSE Inspection Checklist dated 2 September 2020 includes a check of dust controls. The comments on the completed checklist note: "Dust nuisance to neighbours is minimized; Water carts are adequately used; Sprinkler/spray system has been established and is in use; Suitable respiratory protection is being worn by relevant workers." No excessive dust was observed during the site inspection. A sprinkler was being used during the site visit to suppress dust on the exposed area of the site.	Compliant
C25.	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	As per consent condition	A cattle grid was observed at the site entrance during the site visit to prevent dirt tracking from vehicles on the road. There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection. Recommendation: Vehicles should be inspected prior to leaving site and cleaned if required to ensure dirt is not tracked onto the public road and foot path. Regular inspection of the public roads should be undertaken to ensure they are kept clean. Cleaning of the roads should be undertaken if required.	Non-Compliant
Erosion and Sediment Control				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
C26.	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	As per consent condition	Evidence of erosion and sediment controls were observed during the site visit and was evident in the Site HSE Inspection Checklist dated 2 September 2020. This included the following: <ul style="list-style-type: none"> •Spill kits •Sediment fencing along the site perimeter •EoIR logs used at key locations along the site perimeter •Diversion drains. The sediment fencing around the soil stockpile and along the south-eastern corner of the site boundary were falling down during the site inspection. It is noted that in relation to the sediment fencing along the south-eastern corner boundary, this sediment fencing is unlikely to be mitigating any sediment and erosion impacts from the development, given its location proximate to the works being undertaken. Recommendation: Ensure sediment fencing is inspected on a regular basis and maintained or replaced as required. The sediment fencing around the soil stockpile and along the south-eastern corner of the site boundary should be fixed or, in the case of the south-eastern corner boundary, removed if deemed by site personnel to be unnecessary given it's location proximate to the works.	Compliant
Excavated and Imported Soil				
C27.	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	Contractor to provide documentary evidence of compliance	The reporter understands from the site interview that no soil has been imported or exported. All excavated soil is contained within a stockpile area on site for future levelling works.	Not Triggered
C28.	Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.	Contractor to provide documentary evidence of compliance	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according to the clearance certificates and disposal dockets from SUEZ.	Compliant
C29	Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to City of Newcastle officers or the Principal Certifying Authority on request.	Contractor to provide documentary evidence of compliance	The reporter understands from the site interview that no soil has been imported or exported. All excavated soil is contained within a stockpile area on site for future levelling works.	Not Triggered
Disposal of Seepage and Stormwater				
C30.	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	Contractor to provide documentary evidence of compliance	The reporter understands from the site interview that disposal of seepage or stormwater has not been required.	Not Triggered
Unexpected Finds Protocol - Aboriginal Heritage				
C31.	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	Contractor to provide documentary evidence of compliance.	The reporter understands from the site interview that there have been no unexpected finds of Aboriginal heritage to date.	Not Triggered

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



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C32.	Construction works shall be carried out in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects and dated February 2019.	Contractor to provide documentary evidence of compliance.	The recommendations included in the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects include (paraphrasing used): <ul style="list-style-type: none"> An Aboriginal Cultural Heritage Management Plan (ACHMP), should be prepared for the wider HCCD project, in order to provide a working framework and strategic advice for the appropriate and sensitive management of Aboriginal cultural heritage and archaeology going forward for the life of the project. Project RAPs, particularly identified cultural knowledge holders, should be involved in all stages of development of this ACHMP, ideally to be facilitated within a workshop environment. This is not relevant to the audit period. An Aboriginal cultural induction should be developed to provide to all future employees and construction workers on the site, prior to the commencement of Stage 1A construction works. The induction was viewed by the reporters during the previous Independent Audit (Ramboll. 2020). No updates have been made in the audit period. Opportunities to interpret Aboriginal cultural heritage values should be identified for implementation within Building 1A, to be integrated into an overall holistic approach to interpreting the University of Newcastle Honeysuckle City Campus site. 	Compliant
Unexpected Finds Protocol - Historic Heritage				
C33.	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.	Contractor to provide documentary evidence of compliance.	The reporter understands from the site interview that there have been no unexpected finds of historic heritage to date.	Not Triggered
Waste Storage and Processing				
C34.	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	As per consent condition	Skip bins were observed on site as available to site personnel. They were also checked during the Site HSE Inspection undertaken on 2 September 2020.	Compliant
C35.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	As per consent condition	The reporter viewed 'HCCD – Stage 1A Waste Report 2020' that had been generated on 28 September 2020. The waste report included tipping dockets from Dump It Bins Pty Ltd. The register includes details of the waste classification e.g. vegetation, timber, glass, paper etc.	Compliant
C36.	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	As per consent condition	The reporters viewed the concrete wash bay on the site (refer to photo in Appendix 4).	Compliant
C37.	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	As per consent condition	Some waste is collected and disposed of by Dump It Bins Pty Ltd. The reporter viewed 'HCCD – Stage 1A Waste Report 2020' that had been generated on 28 September 2020. The register includes details of the quantities, waste types and destinations.	Compliant
C38.	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	As per consent condition	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according to the clearance certificate and disposal dockets from SUEZ.	Compliant
Handling of Asbestos				
C39.	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.	Contractor to provide documentary evidence of compliance.	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according to the clearance certificate and disposal dockets from SUEZ. Pursuant to clause 79(2)(a) of the Protection of the Environment Operations (Waste) Regulation 2014 reporting on the transportation of asbestos waste does not apply to materials less than 100 kilograms or of less than 10 square metres as was the case for the unexpected finds.	Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
Incident Notification, Reporting and Response				
C40.	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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Contractor to provide documentary evidence of compliance	The reporter understands one incident occurred during the audit period relating to worker safety which was not considered reportable under the definition of "material harm" in the development consent. The incident occurred on 11 August 2020. The incident was raised in the BIM360 Incident Report Register. The HSE Incident Report describes the incident as "Worker using grinder has cut into lead of own tool". The worker was not harmed. The response to the incident included addressing the incident at the site pre-start meeting and completing task observation on the worker when next using a power tool. The incident was reviewed and closed out on 13 August 2020.	Not Triggered
Non-Compliance Notification				
C41.	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Contractor to provide documentary evidence of compliance	No non-compliances were identified by the applicant or the Certifying Authority during the audit period requiring notification.	Not Triggered
Revision of Strategies, Plans and Programs				
C42.	Within three months of: (a) the submission of a compliance report under condition B30; (b) the submission of an incident report under condition C39; (c) the submission of an Independent Audit under condition C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, 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.	Contractor/ Principal to provide documentary evidence of compliance	This previous Independent Audit was submitted on 5 August 2020. Revision of the management plans was therefore required by 5 November 2020. The reporters viewed a document review register onsite during the site visit. The CEMP and sub-plans were not revised within the three-month period following submission of the previous Independent Audit. Recommendation: The CEMP and sub-plans should be reviewed within three months following submission of this audit and written notification provided to the Planning Secretary that this review is being undertaken.	Non-Compliant
C43.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary for information within six weeks of the review. Note 1: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development	Contractor/ Principal to provide documentary evidence of compliance	N/a	Note
Independent Environmental Audit				
C44.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior commencement of an initial construction Independent Audit (Condition C46(a)).	Principal to provide documentary evidence of compliance	The Auditors were approved by the Planning Secretary on 5 June 2020. A copy of the approval letter is included in Appendix 3 to the Audit Report.	Compliant
C45.	Prior to commencement of an initial construction Independent Audit (Condition C46(a)) an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Principal to provide documentary evidence of compliance	The Audit Program was submitted by APP on 28 October 2020.	Compliant
C46.	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.	Principal to provide documentary evidence of compliance	Construction commenced on 10 June 2020 therefore submission of the first construction audit was required by 5 August 2020. The first construction audit was provided by the Auditors to APP on 4 August 2020 and submitted on 5 August 2020.	Compliant

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
C47.	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	As per consent condition	The audit has been undertaken consistent with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and the revised guidance Independent Audit: Post Approval Requirements (Department of Planning and Environment 2020)	Compliant
C48.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done.	As per consent condition	The Independent Audit Report and response to audit recommendations is available on the Department's Major Projects website. Observation: As identified in Condition A19a(ix), the University website does not include the previous Independent Environmental Audit (Ramboll, 2020) and response to recommendations. Recommendation: Upload the previous Independent Environmental Audit (Ramboll, 2020) to the University website and provide notification to the Department and the Certifying Authority in writing when this has been done.	Compliant
C49.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	As per consent condition	Operation of the project is yet to commence	Not Triggered
PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1.	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
External Walls and Cladding				
D2.	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Contractor to provide documentary evidence of compliance.	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D3.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Protection of Public Infrastructure				
D4.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note 1: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required this consent.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D5.	Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Post-construction Dilapidation Report				
D6.	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	Contractor to prepare a post construction dilapidation report at the completion of the construction. This is to be prepared by a qualified person with evidence submitted to the Principal.	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
D7.	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Contractor to prepare a post construction dilapidation report at the completion of the construction. This is to be prepared by a qualified person with evidence submitted to the Principal.	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Green Travel Plan				
D8.	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) be based on the Honeysuckle City Campus Development University of Newcastle Green Travel Plan prepared by SECA solution and dated May 2019 (c) include objectives and modes share targets to define the direction and purpose of the GTP; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and (g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Utilities and Services				
D9.	Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the Hunter Water Corporation Act 1991.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Mechanical Ventilation				
D10.	Prior to commencement of operation and following completion, installation and testing of all mechanical ventilation systems, the Applicant must submit evidence to the Certifier demonstrating the installation and performance of the mechanical systems complies with: a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Fire Safety Certificate				
D11.	Prior to the occupation of the building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Structural Inspection Certificate				
D12.	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Contractor to provide a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings.	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Warm Water Systems and Cooling Systems				
D13.	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Outdoor Lighting				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
D14.	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Contractor to provide the certifying authority certification that the lighting has been installed in accordance with the requirements	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Operational Waste Management Plan				
D15.	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during construction and operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the EIS.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Site Audit Report and Site Audit Statement				
D16.	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
On-Street Servicing Bay				
D17.	Prior to the commencement of the operation, the Applicant shall submit evidence to the Certifier demonstrating that the following requirements are complied with: (a) all roads and traffic facilities outside the site boundary must be designed to meet the requirements of Council. The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road / pavement construction works (b) all required signage, associated pavement markings and kerbside parking controls for the servicing loading/unloading bay on Honeysuckle Drive must be installed, inspected by Council and handed over to Council (c) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D18.	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: a) the provision of a minimum 52 bicycle parking spaces including: i) 40 spaces for students and staff within the temporary single storey extension ii) 12 spaces for visitors within the public domain b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff, which provide for at two showers, a changing area and lockers; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D19.	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Landscaping				
D20.	Prior the commencement of the operation or the first planting season (whichever is the sooner), the landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping drawings and the Landscape Document University of Newcastle HCCD Stage 1A Honeysuckle Drive, Newcastle prepared by Terras Landscape Architects and dated 28 February 2020.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
D21.	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the landscaping on-site. The OLMP must: (a) describe the ongoing monitoring and maintenance measures to manage landscaping; and (b) identify that all trees are established on site prior to occupation of the premises.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D22.	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Mosquito Management				
D23.	Prior to the commencement of the operation the Applicant shall prepare a Mosquito Management Plan (MMP), which addresses the spread and breeding of exotic mosquitoes that may have arrived from the operational port. The MMP shall be prepared in consultation with Hunter New England Local Health District.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Operational Flood Management				
D24.	Prior the commencement of the operation, an Operational Flood Emergency Management Plan (OFEMP) must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) likely flood behaviour and predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students (vii) how detailed evacuation procedures interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan (where appropriate) and include provisions for any third parties likely to be involved.	Principal to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D25.	The OFEMP shall be effectively updated and maintained by the occupiers.	N/A	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
D26.	Prior to the commencement of the operation a clear warning notice is to be erected and maintained at all points of entry to the site advising that the premises is subject to flooding and that caution should be observed at times of heavy or prolonged rainfall. Such notice is to also provide advice regarding the availability of further detail in respect of possible flooding, refuge areas and include an appropriate telephone number.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Stormwater Drainage				
D27.	Prior the commencement of the operation a copy of the stormwater drainage design plans with 'work as executed' levels indicated, shall be submitted to the Certifier and to Council. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
Signage				
D28.	Signage shall be installed in accordance with the specifications of the signage drawings listed at Condition A2.	Contractor to provide documentary evidence of compliance	This condition was not triggered during the reporting period. This will be triggered in the lead-up to occupation anticipated for May-2021.	Not Triggered
PART E - POST OCCUPATION				
Temporary Structures and Elements				
E1.	The temporary single storey extension containing the machine-room, bicycle and waste stores and the internal pump room shall be relocated, and incorporated into the Stage 1B redevelopment. The relocated facilities shall achieve the following requirements: (a) the occupants of Stage 1A shall be permitted to access the relocated facilities within Stage 1B (b) the relocated Stage 1A bicycle parking and waste storage capacity shall be in addition to the bicycle and waste storage requirements of the Stage 1B building (c) the space created by the relocation of the pump room shall provide for a direct connection (visual or physical) to the southern square / public domain.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Operation of Plant and Equipment				
E2.	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Operational Noise Limits				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
E3.	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
E4.	Noise associated with the operation of any plant, machinery, or other equipment on the site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of any sensitive receiver.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
E5.	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Unobstructed Driveways and Parking Areas				
E6.	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Outdoor Lighting				
E7.	Notwithstanding Condition D14, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Hazards Management				
E8.	The Applicant must ensure that the quantities of dangerous goods stored within the development or transported to and from the development will remain below the screening threshold quantities listed in the Department's Applying SEPP 33 guideline (January 2011) at all times.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
E9.	The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids. In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement shall prevail to the extent of the inconsistency.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Landscaping				
E10.	The landscaping is to be maintained at all times following its installation in accordance with the approved Landscape Management Plan.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Flooding and Stormwater				
E11.	The operation of the building must be carried out at all times in accordance with the FERSP (Condition B18) and the OFEMP (Condition D24).	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Ecologically Sustainable Development				
E12.	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
Warm Water Systems and Cooling Systems				
E13.	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	As per consent condition	This condition was not triggered during the reporting period. This will be triggered during occupation anticipated from June-2021 onwards.	Not Triggered
APPENDIX 1 - INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
General				
AN1.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	As per consent condition	Refer to response to condition C1.	Compliant
Long Service Levy				

The University of Newcastle - Honeysuckle City Campus
Development Stage 1A

Development Conditions of Consent - Responsibility Matrix



ID	Compliance Requirement	Monitoring Methodology	Evidence/ Notes	Compliance Status
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C40 or, having given such notification, subsequently forms the view that an incident has not occurred.	Contractor to provide documentary evidence of compliance	Refer to response to Condition C40.	Not Triggered
2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	Contractor to provide documentary evidence of compliance	Refer to response to Condition C40.	Not Triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Contractor to provide documentary evidence of compliance	Refer to response to Condition C40.	Not Triggered
4	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Contractor to provide documentary evidence of compliance	Refer to response to Condition C40.	Not Triggered

Appendix B. Incidents Register

SITE MANAGEMENT DASHBOARD												
<u>Incident Report</u>	<u>Date of Incident</u>	<u>Incident Class</u>	<u>Incident Type</u>	<u>Company</u>	Review & Closeout							
					A	B	C	D	E	F	G	H
000415	11/08/2020	3.3	NM	Hansen Yuncken	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

Sub Contractor Incidents

Appendix C. Complaints Register

Appendix D. Compliance Photos



Photo 1: Stage 1A Building – eastern view

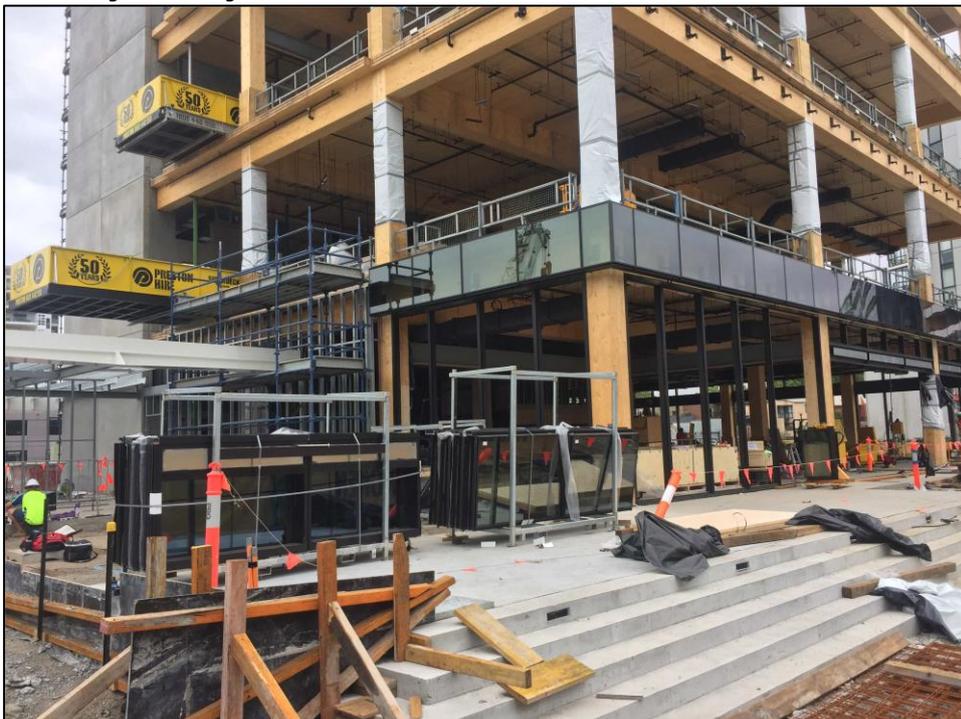


Photo 2: Stage 1A Building – north east corner



Photo 3: Internal view at Ground Floor

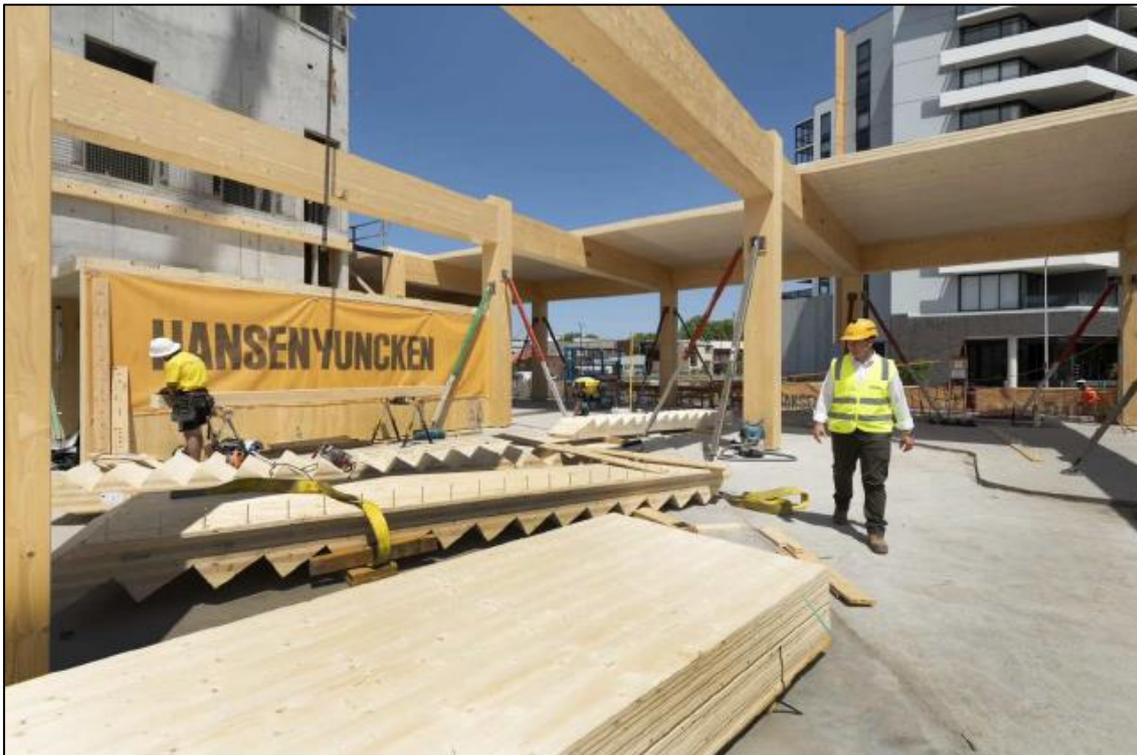


Photo 4: View of timber being installed



Photo 5: Services rough-in



Photo 6: Site MSB arriving on site



Photo 7: External tiering concrete works



Photo 8: Graffiti on site safety sign and sediment fencing on south east corner



Photo 9: Sediment fencing around soil stockpile



Photo 10: Cattle grid at vehicle entry/exit



Photo 11: Dirt tracked onto public road and foot path at the construction site access point



Photo 12: Spill kit and chemical storage

Appendix E. Compliance Report Declaration Form

Compliance Report Declaration Form	
Project Name:	UON Honeysuckle Campus Stage 1A
Project Application Number:	SSD-9510
Description of Project:	Development of the Stage 1A facility within the Honeysuckle City Campus: <ul style="list-style-type: none"> • Construction of a four storey building, • Building to be used for academic and ancillary uses, • Single storey machine room, bike hub, and waste room, • Utilities an infrastructure, • Landscaping works.
Project Address:	16B Honeysuckle Drive, Newcastle (Lot 1 DP 1163346)
Proponent:	The University of Newcastle
Title of Compliance Report:	Honeysuckle City Campus Development – Stage 1A Construction Compliance Report
Date:	7 December 2020
I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge: <ul style="list-style-type: none"> • the Compliance Report has been prepared in accordance with all relevant conditions of consent; • the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements; • the findings of the Compliance Report are reported truthfully, accurately and completely; • due diligence and professional judgement have been exercised in preparing the Compliance Report; and • the Compliance Report is an accurate summary of the compliance status of the development. 	
Notes: <ul style="list-style-type: none"> • Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and • The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 	
Name of Reporting Officer:	Mathew Watson
Title:	Principals Authorised Person
Signature:	
Qualification:	Bachelor of Engineering in Mechanical Engineering with Honours Class I
Company:	APP Corporation
Company Address:	Level 2, 426 King Street, Newcastle NSW



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Adelaide SA 5000

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Milton QLD 4064

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121 Marcus Clarke Street
Canberra ACT 2600

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61 3 8866 0200

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Melbourne VIC 3004

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