



STRATEGY > DEFINITION > DELIVERY > TRANSITION

BIORESOURCES FACILITY

Pre-Construction Compliance Report



Prepared for: University of Newcastle
APP Corporation Pty Limited
APP Project Number 11660

19 September 2019

Amendment, Distribution & Authorisation Record

Amendment Record

Revision	Description / Details	Date
1	Upload to Capture	September 2019

Distribution

This Project Plan Is Prepared For Distribution to:

Copy No	Name / Location	Position	Organisation
1	David Gibson	Team Leader – Social Infrastructure Assessments	Department of Planning and Environment
2	Damian Burke	Associate Director	IFS - University of Newcastle
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Authorisation Record

Prepared by Project Manager	Nathan Law (APP Corporation Pty Ltd)		19 September, 2019
	<i>Name</i>	<i>Signature</i>	<i>Date</i>
Review by Project Director	David Espert (APP Corporation Pty Ltd)		19 September, 2019
	<i>Name</i>	<i>Signature</i>	<i>Date</i>
Approval by Principal – University of Newcastle	Damian Burke (IFS UON)		
	<i>Name</i>	<i>Signature</i>	<i>Date</i>

Only the Principal - University of Newcastle is authorised to approve amendments to this plan. The APP **Project Manager** is responsible for control, maintenance and issue of this plan, for disposal of any superseded documentation, and for informing other project participants of changes to the project plan in accordance with the Department of Planning and Environment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.

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1. Executive Summary

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 apply to the State significant development, Bioresources Facility at the Callaghan Campus, University of Newcastle.

This document has been developed to satisfy requirements of development consent condition B31. of the State Significant Development Application SSD 8937 requiring that a Pre-Construction Compliance Report is prepared and submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

2. Bioresources Facility Project and Planning Approvals

The Bioresources Facility Development Consent was approved by the Department of Planning and Environment on the 20th February 2019. Details of the Development Consent are detailed below:

Application No	SSD 8937
Applicant:	The University of Newcastle
Consent Authority:	Minister for Planning
Land:	The University Of Newcastle, Callaghan Campus (Part Lot1 DP 1188100)
Development:	Development of new Bioresources Facility, Including: <ul style="list-style-type: none">• Site excavation and earthworks;• Construction of a new three storey building;• Use of building for education and research;• Single story plant and storage enclosure;• Landscaping works including:<ul style="list-style-type: none">○ New pathways and furniture○ Tree removal and replacement planting and;• Utilities and infrastructure connection



3. Pre-Construction Compliance Reporting Table

Please refer to appendix A for SSD State Significant Development Application SSD 8937 Pre-construction compliance reporting table for full details of compliance with consent conditions prior to commencement of construction.



Appendices



Appendix A. Pre-Construction Compliance Reporting Table

Item	Description	Responsibility		Target Date for Completion	Date Completed / Submitted	Approval Type	Approval Received	Monitoring Methodology	Evidence/ Notes	Resolution / Action Date	Compliance Status																																																																																																																				
		Principal	Contractor																																																																																																																												
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, and any rehabilitation required under this consent.		X	At all times	N/A	N/A	N/A	N/A	N/A	N/A	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 Response to Submissions and Supplementary Response to Submissions; (d) in accordance with the management and mitigation measures; and (e) in accordance with the approved plans in the table below: <table border="1" style="width: 100%; font-size: 8px;"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by Denton Corker Marshall</th> </tr> <tr> <th>Draw No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A01_0100</td><td>D3</td><td>SITE PLAN</td><td>07.09.2018</td></tr> <tr><td>A03_0000</td><td>T2</td><td>DEMOLITION PLAN</td><td>04.02.2019</td></tr> <tr><td>SK10-0000</td><td>-</td><td>GROUND FLOOR PLAN</td><td>15.02.2018</td></tr> <tr><td>SK10-0100</td><td>-</td><td>FIRST FLOOR PLAN</td><td>15.02.2018</td></tr> <tr><td>A10_0300</td><td>D3</td><td>ROOF LEVEL - OVERALL PLAN</td><td>07.09.2018</td></tr> <tr><td>A11_0000</td><td>T1</td><td>GA ELEVATIONS - NORTH</td><td>25.10.2018</td></tr> <tr><td>A11_0001</td><td>T1</td><td>GA ELEVATIONS - SOUTH</td><td>25.10.2018</td></tr> <tr><td>A11_0002</td><td>T1</td><td>GA ELEVATIONS - EAST</td><td>25.10.2018</td></tr> <tr><td>A11_0003</td><td>T1</td><td>GA ELEVATIONS - WEST</td><td>25.10.2018</td></tr> <tr><td>A12_0001</td><td>T1</td><td>GA SECTIONS - SHEET 1</td><td>25.10.2018</td></tr> <tr><td>A12_0002</td><td>T1</td><td>GA SECTIONS - SHEET 2</td><td>25.10.2018</td></tr> <tr><td>A12_0003</td><td>T1</td><td>GA SECTIONS - SHEET 3</td><td>25.10.2018</td></tr> <tr><td>A12_0004</td><td>T1</td><td>GA SECTIONS - SHEET 4</td><td>25.10.2018</td></tr> <tr><td>A13_0300</td><td>A</td><td>FAÇADE TYPES SHEET 03</td><td>31.01.2018</td></tr> <tr><td>-</td><td>-</td><td>DESIGN PRINCIPLES - EXTERNAL MATERIAL SCHEDULE</td><td>undated</td></tr> </tbody> </table> <table border="1" style="width: 100%; font-size: 8px;"> <thead> <tr> <th colspan="4">Landscape Drawings prepared by Denton Corker Marshall and Landarche</th> </tr> <tr> <th>Draw No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A04_0000</td><td>T3</td><td>LANDSCAPE OVERALL PLAN</td><td>29.11.2018</td></tr> <tr><td>ASC_0002</td><td>T2</td><td>LANDSCAPE MATERIALS SCHEDULE</td><td>29.11.2018</td></tr> <tr><td>SK_201811</td><td>-</td><td>LANDSCAPE CROSS SECTION - WEST</td><td>20.11.2018</td></tr> <tr><td>SK_201811</td><td>-</td><td>LANDSCAPE CROSS SECTION - NORTH</td><td>20.11.2018</td></tr> </tbody> </table> <table border="1" style="width: 100%; font-size: 8px;"> <thead> <tr> <th colspan="4">Civil and Stormwater Management Plans prepared by Northrop</th> </tr> <tr> <th>Draw No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>C10</td><td>1</td><td>EROSION AND SEDIMENT CONTROL PLAN</td><td>23.05.18</td></tr> <tr><td>C11</td><td>1</td><td>EROSION AND SEDIMENT CONTROL DETAILS</td><td>23.05.18</td></tr> <tr><td>CCC-C3.0</td><td>1</td><td>BULK EARTHWORKS PLAN</td><td>18.07.18</td></tr> <tr><td>C20</td><td>1</td><td>CONCEPT STORMWATER MANAGEMENT PLAN</td><td>23.05.18</td></tr> </tbody> </table>	Architectural Drawings prepared by Denton Corker Marshall				Draw No.	Rev	Name of Plan	Date	A01_0100	D3	SITE PLAN	07.09.2018	A03_0000	T2	DEMOLITION PLAN	04.02.2019	SK10-0000	-	GROUND FLOOR PLAN	15.02.2018	SK10-0100	-	FIRST FLOOR PLAN	15.02.2018	A10_0300	D3	ROOF LEVEL - OVERALL PLAN	07.09.2018	A11_0000	T1	GA ELEVATIONS - NORTH	25.10.2018	A11_0001	T1	GA ELEVATIONS - SOUTH	25.10.2018	A11_0002	T1	GA ELEVATIONS - EAST	25.10.2018	A11_0003	T1	GA ELEVATIONS - WEST	25.10.2018	A12_0001	T1	GA SECTIONS - SHEET 1	25.10.2018	A12_0002	T1	GA SECTIONS - SHEET 2	25.10.2018	A12_0003	T1	GA SECTIONS - SHEET 3	25.10.2018	A12_0004	T1	GA SECTIONS - SHEET 4	25.10.2018	A13_0300	A	FAÇADE TYPES SHEET 03	31.01.2018	-	-	DESIGN PRINCIPLES - EXTERNAL MATERIAL SCHEDULE	undated	Landscape Drawings prepared by Denton Corker Marshall and Landarche				Draw No.	Rev	Name of Plan	Date	A04_0000	T3	LANDSCAPE OVERALL PLAN	29.11.2018	ASC_0002	T2	LANDSCAPE MATERIALS SCHEDULE	29.11.2018	SK_201811	-	LANDSCAPE CROSS SECTION - WEST	20.11.2018	SK_201811	-	LANDSCAPE CROSS SECTION - NORTH	20.11.2018	Civil and Stormwater Management Plans prepared by Northrop				Draw No.	Rev	Name of Plan	Date	C10	1	EROSION AND SEDIMENT CONTROL PLAN	23.05.18	C11	1	EROSION AND SEDIMENT CONTROL DETAILS	23.05.18	CCC-C3.0	1	BULK EARTHWORKS PLAN	18.07.18	C20	1	CONCEPT STORMWATER MANAGEMENT PLAN	23.05.18		X	At all times	N/A	N/A	N/A	N/A	Construction Soil and Water Management Plan does not include evidence of consultation. Noise and Vibration Management Plan does not include evidence of consultation.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. Contractor to update management plans in accordance with condition requirements no later than 1/11/19	Non-Compliant
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A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	X	X	At all times	N/A	N/A	N/A	N/A	N/A	N/A	Not Triggered																																																																																																																				
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.		X	At all times	N/A	N/A	N/A	N/A	N/A	N/A	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.		X	At all times	N/A	N/A	N/A	As per consent condition	N/A	N/A	Not Triggered																																																																																																																				
A6.	This consent does not include approval of signage. Separate approval must be obtained for any signs which do not meet exempt development provisions.		X	At all times	N/A	N/A	N/A	As per consent condition	N/A	N/A	Not Triggered																																																																																																																				
Prescribed Conditions																																																																																																																															
A7.	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		X	At all times	N/A	N/A	N/A	As per consent condition	As per independent audit findings	N/A	Compliant																																																																																																																				
A8.	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval	Not Triggered																																																																																																																													
Long Service Levy																																																																																																																															
A9.	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.		X	Prior to Commencement	6/05/2019	N/A	N/A	Contractor shall provide receipt evidencing payment of LSL.	LSL Receipt No. 00379177 dated 6 May 2019 Submitted to Principal	N/A	Compliant																																																																																																																				
Legal Notices																																																																																																																															
A10.	Any advice or notice to the consent authority must be served on the Planning Secretary.		X	If Required	Only When Required	Secretary	N/A	If received legal notices are to be submitted to Planning Secretary	Notice of commencement issued to DoPE	N/A	Compliant																																																																																																																				
Evidence of Consultation																																																																																																																															
A11.	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.		X	If Required	Only When Required	Secretary	N/A	As per consent condition	Construction Soil and Water Management Plan does not include evidence of consultation. Noise and Vibration Management Plan does not include evidence of consultation.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. Contractor to update management plans in accordance with condition requirements no later than 1/11/19	Non-Compliant																																																																																																																				
Staging, Combining and Updating Strategies, Plans or Programs																																																																																																																															
A12.	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).		X	If Required	Only When Required	Secretary	N/A	As per consent condition	Approval has not been requested or provided by the Planning Secretary for staged preparation and submission of any strategy, plan or program.	N/A	Compliant																																																																																																																				
A13.	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.		X	If Required	Only When Required	Secretary	N/A	As per consent condition	N/A	N/A	Not Triggered																																																																																																																				
A14.	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.		X	If Required	Only When Required	Secretary	N/A	As per consent condition	N/A	N/A	Not Triggered																																																																																																																				
Structural Adequacy																																																																																																																															

A15.	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. Notes: - Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.		X	As required	7/06/2019	Certifying Authority	N/A	As per consent condition	Certifier has signed off to verify compliance with BCA	N/A	Compliant
External Walls and Cladding											
A16.	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.		X	At all times		Certifying Authority		Contractor to provide documentary evidence of compliance	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to provide the Certifying Authority with appropriate documentation to make assessment that the external walls and cladding systems comply with the requirements of the BCA. This will be achieved within CC4 preparation and submitted to DoPE NLT 1/11/19	Non Compliant
Bush Fire Protection											
A17.	Water, electricity and gas are to comply with sections 4.1.3 of Planning for Bush Fire Protection 2006.		X	At all times	25/05/2019	Certifying Authority	N/A	Contractor to provide documentary evidence of compliance	Bush Fire Threat Assessment Completed by Anderson Environment and Planning. Not in a bush fire zone. Recommendations provided which were reported to be incorporated into the design documentation.	N/A	Compliant
Applicability of Guidelines											
A18.	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.		X	If Required	N/A	Note	N/A	N/A	N/A	N/A	Not Triggered
A19.	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.		X	If Required	N/A	Note	N/A	N/A	N/A	N/A	Not Triggered
Monitoring and Environmental Audits											
A20.	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: <i>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.</i> Note: <i>Principal to coordinate Independent Environmental Audits in accordance with C43-C48. Any monitoring or auditing requirements outside of the Clauses C43.-C48. will be the responsibility of the Contractor.</i>	X	X	Ongoing	Ongoing	Secretary FYI Only	N/A	Principal to engage independent environmental audit to fulfil the requirements set out in consent condition C43 and C48. Principal to complete Compliance Mentoring Post Approval Requirements as per DPE (2018)	Independent Auditor Team approved by DoPE. Letter titled Request for agreement of Independent Auditor received 30/5/2019 signed by Leah Cook (DoPE).	N/A	Compliant
Access to Information											
A21.	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.	X	X	48 Hours Before Commencement and until all works are completed	24/05/2019	Secretary FYI Only	N/A	As per consent condition	See link below: https://www.newcastle.edu.au/current-staff/working-here/our-work-environment/current-projects/bioresources-facility/planning	N/A	Compliant
Compliance											
A22.	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.		X	At all times	Ongoing	N/A	N/A	Contractor to provide documentary evidence of compliance.	Environmental requirements for the project were included in site inductions.	N/A	Compliant
ADVISORY NOTES											
A23	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.		X	At all times	Ongoing	Any Relevant Authority	Ongoing	Contractor to provide documentary evidence of compliance	Applicable Development Approval obtained. Traffic Control Plans developed and approved by RMS registered subcontractor	N/A	Compliant
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION											
Notification of Commencement											
B1.	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.		X	May-19	7/05/2019	Secretary FYI Only	N/A	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 of commencement issued to DoPE david.gibson@planning.nsw.gov.au on 7th May 2019. Issued to Certifying Authority 7th May to antony@newcert.com.au. Commencement of construction reported to be 13th of May however initial demolition works conducted were under an existing REF. Works under this DA consent condition did not commence till 30th of May 2019.	N/A	Compliant

Certified Drawings											
B2.	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.		X	May-19	7/07/2019	Certifying Authority	7/07/2019	Contractor to provide structural drawings and certification by structural engineer that demonstrates compliance with relevant clauses of the BCA and this development consent.	BCA Crown Certificate 19-030-CR1 provided by certifying authority. Letter of submission to DP&E 7/07/19. For Stage 1 – Demolition and bulk earthworks. Reported that documentation for Stage 2 – In ground services and substructure under development.	N/A	Compliant
External Walls and Cladding											
B3.	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. 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.		X	May-19		Certifying Authority		Contractor to provide documentary evidence of compliance.	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to provide the Certifying Authority with appropriate documentation to make assessment that the external walls and cladding systems comply with the requirements of the BCA. This will be achieved within CC4 preparation and submitted to DoPE NLT 1/11/19	Non Compliant
Design Modification - Access											
B4.	Prior to the commencement of construction, the Applicant must revise the landscape plan to: (a) incorporate three additional trees within the northern and/or western setback, being locally indigenous canopy trees with a mature height of at least 12 metres and a minimum pot size at least 200L at installation; (b) incorporate two additional trees consistent in species, size and location as detailed in condition B4(a) above should tree numbers 31 and 32 be required to be removed as a consequence of the detailed design of the adjacent access path and first floor entry ramp (respectively); and (c) ensure compliance with Planning for Bushfire Protection 2006. The revised landscape plan must be submitted to the satisfaction of the Certifying Authority and submitted to the Planning Secretary for information.		X	May-19		Secretary		Contractor to provide documentary evidence of compliance	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to update the landscape design and address requirements of condition B4 and submit to the Certifying Authority for approval and Planning Secretary for information purposes NLT 1/11/19.	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.		X	May-19	29/04/2019	Certifying Authority & Council	29/04/2019	Contractor to provide documentary evidence of compliance.	Pre-Construction Dilapidation report dated 24/4/19 developed by Northrop Engineers. Email issued to antony@newcert.com.au email sent to Newcastle City Council officemail@ncc.nsw.gov.au 29/4/19	N/A	Compliant
Utilities and Services											
B6.	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X	May-19	10/07/2019	Service Providers	10/07/2019	Contractor to provide documentary evidence of compliance	Section 50 Certificate obtained from Hunter Water 10/7/19 UON iFS is HV service provider therefore private provider	N/A	Compliant
B7.	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.		X	Sep-19		Service Providers		Contractor to provide documentary evidence of compliance.	Above ground works have not commenced	N/A	Not Triggered
Community Communication Strategy											
B8.	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	X		Apr-19	6/05/2019	Secretary	6/05/2019	Principal to provide documentary evidence of compliance	Bioresources Facility Communication Plan v7- April 2019. Sent to DPE on 17/4/19 via email. Response to DoPE comments received on 6/5/19 and updated communications strategy issued to DoPE to Teresa.Gizzi@planning.nsw.gov.au	N/A	Compliant
B9.	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction; and operation of the development, including disputes regarding rectification or compensation.	X		Apr-19	6/05/2019	Secretary	6/05/2019	Principal to provide documentary evidence of compliance	Bioresources Facility Communication Plan v7- April 2019. Sent to DPE on 17/4/19 via email. Response to DoPE comments received on 6/5/19 and updated communications strategy issued to DoPE to Teresa.Gizzi@planning.nsw.gov.au	N/A	Compliant
B10.	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work.	X		Apr-19	6/05/2019	Secretary	6/05/2019	Principal to provide documentary evidence of compliance	Bioresources Facility Communication Plan v7- April 2019. Sent to DPE on 17/4/19 via email. Response to DoPE comments received on 6/5/19 and updated communications strategy issued to DoPE to Teresa.Gizzi@planning.nsw.gov.au	N/A	Compliant
B11.	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	X		Apr-19	6/05/2019	Secretary	6/05/2019	Principal to provide documentary evidence of compliance	Bioresources Facility Communication Plan v7- April 2019. Sent to DPE on 17/4/19 via email. Response to DoPE comments received on 6/5/19 and updated communications strategy issued to DoPE to Teresa.Gizzi@planning.nsw.gov.au	N/A	Compliant
Ecologically Sustainable Development											

B12.	Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.		X	Nov-19	17/05/2019	Secretary	N/A	The Principal has requested the DPE approval to utilise the Universities' ESD Guidelines Tool to meet the minimum requirements equivalent to 4 star Green Star rating. This will be verified through the engagement of an independent ESD consultant (WSP) to provide independent audit of the ESD initiatives in the project to confirm that design is equivalent with a minimum 4 Star Green Star rating.	Exemption for B12 granted by DPE on the 17/05/2019. Letter titled Conditions B12 and E14 Ecological Sustainable Development for Bioresources Facility, signed 17/05/2019 Karen Harragon, Director, Social and Other Infrastructure Assessments.	N/A	Compliant
Outdoor Lighting											
B13.	Prior to commencement of building 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.		X	Nov-19		Certifying Authority		Contractor to provide the certifying authority certification that designs for the outdoor lighting within the site will be compliant to the standards referenced in B13 consent conditions.	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	RCC to action by 1/11/19	Not Triggered
Access for People with Disabilities											
B14.	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of any work, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		X	Nov-19		Certifying Authority		Contractor to provide the certifying authority evidence of compliance with the conditions from an appropriately qualified person in accordance with B14 consent conditions.	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	RCC to action by 1/11/19	Not Triggered
Environmental Management Plan Requirements											
B15.	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 of the plan. Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans		X	May-19		N/A	N/A	Contractor to provide documentary evidence of compliance.	Contractor to review the management plans against the requirements of B15 and update the plans to ensure all requirements are addressed.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to submit to Planning Secretary and Certifying Authority NLT 1/11/19	Non Compliant
Construction Environmental Management Plan											
B16.	Prior to the commencement of construction the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (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 B19); (c) Construction Noise and Vibration Management Sub-plan (see Condition B20); (d) Construction Waste Management Sub-plan (see Condition B21); (e) Construction Soil and Water Management Sub-plan (see Condition B22); (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.		X	May-19		N/A	N/A	Contractor to provide Construction Environmental Management Plan (CEMP) in accordance with consent condition B16.	27/08/19 - Construction Environmental Management Plan updated. Community consultation section does not describe how and when consultation with the community will be conducted.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to update the environmental management plan to include community consultation requirements as set out in condition B16.	Non Compliant
B17.	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and submitted to the Planning Secretary.		X	May-19	2/05/2019	Certifying Authority	1/05/2019	Contractor to provide documentary evidence of the Certifying Authority approval of the CEMP.	Email issued to DoPE teresa.gizzi@planning.nsw.gov.au on 2nd of May 2019. Certifying Authority approved 1st of May by antony@newcert.com.au.	N/A	Compliant
B18.	The Construction Traffic and Pedestrian Management Sub-plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (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) detail heavy vehicle routes, access and parking arrangements; (e) 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; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		X	May-19	10/05/2019	N/A	N/A	Contractor to provide Construction Traffic and Pedestrian Management Sub-plan in accordance with consent condition B18	Construction Pedestrian & Traffic Management Plan dated 4th of May developed by Seca Solutions. Submitted to RMS/ NCC via email dated 10th of May 2019.	N/A	Compliant.

B19.	The Construction Noise and Vibration Management Sub-plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate recommendations of the Noise and Vibration Impact Assessment dated August 2018 and prepared by Muller Acoustic Consulting (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) outline how noise and vibration impacts would be monitored during construction (e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (f) include strategies that have been developed with the community for managing high noise generating works; and (g) describe the community consultation undertaken to develop the strategies; and (h) include a complaints management system that would be implemented for the duration of the construction.		X	May-19		N/A	N/A	Contractor to provide Construction Noise and Vibration Management Sub-plan in accordance with consent condition B19	16/08/19: Noise and Vibration Plan updated. Does not include: -A description of the community consultation undertaken to develop the strategies or the strategies developed with the community for managing high noise generating works - Clear process for how RCC will manage and report any failure to comply with statutory requirements	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. Richard Crookes to capture further information as to how Richard Crookes will manage and report failure to comply with statutory requirements and community consultation required under consent B19. Richard Crookes to facilitate coordination meeting with client regarding community consultation. RCC to action NLT 1/11/19	Non Compliant
B20.	The Construction Waste Management Sub-plan must address, but not be limited to, the following: (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.		X	May-19	15/04/2019	N/A	N/A	Contractor to provide Construction Waste Management Sub-plan in accordance with consent condition B20	RCC Construction Environmental Management Plan dated 15/4/19. Prior to removal of ACM from site commencing 21/6/19 RCC issued email to DPE Teresa.Gizzi@planning.nsw.gov.au 20/6/19 with location of disposal and classification.	N/A	Compliant
B21.	The Construction Soil and Water Management Sub-plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (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; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.		X	May-19		N/A	N/A	Contractor to provide Construction Soil and Water Management Sub-plan in accordance with consent condition B21	27/08/19: Plan updated. Does not adequately address: - Protocol for periodic review of the plan; - Evidence of consultation with Council; - All measures to manage stormwater events	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to capture further information regarding periodic review of plan, provide evidence of consultation with council (completed 27/08/19) and measures to manage stormwater events. Richard Crookes to re-submit to Council and Certifying Authority NLT 1/11/19	Non Compliant
Unexpected Contamination Procedure											
B22.	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B17 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.		X	May-19	20/06/2019	Submit to Secretary if required	20/06/2019	Contractor to include an unexpected contamination procedure as part of their CEMP to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed.	RCC Construction Environmental Management Plan dated 15/4/19. Prior to removal of ACM from site commencing 21/6/19 RCC issued email to DPE Teresa.Gizzi@planning.nsw.gov.au 20/6/19 with location of disposal and classification.	N/A	Compliant
Construction Parking											
B23.	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority 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.		X	May-19	8/07/2019	Certifying Authority	8/07/2019	Contractor to provide documentary evidence of compliance	Email received from Newcert confirming B23 is adequately addressed	N/A	Compliant
Roof Water to Tank											
B24.	Roof water from the proposed new work is to be directed to the proposed rainwater tank and be reticulated therefrom to toilet water cisterns, cold water washing machine taps and irrigation for landscaping, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch cisterns, laundry taps and irrigation to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.		X	May-19	14/06/2019	Certifying Authority	14/06/2019	Contractor to provide documentary evidence of compliance.	Letter from Certifying Authority Newcert titled DA SSD - DA Condition B24 dated 14/06/2019 confirming condition intent has been satisfied in design.	N/A	Compliant
Rainwater Tank Water Quality											
B25.	All downpipes discharging to the rainwater tank/s are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of a pipe blockage (e.g. capped relief access points at the lowest level stormwater drainage). Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.		X	May-19	14/06/2019	Certifying Authority	14/06/2019	Contractor to provide documentary evidence of compliance.	Letter from certifying authority 14/06/19 sighted showing the certifying authority were satisfied with the rainwater collection system proposed	N/A	Compliant
Stormwater Management											
B26.	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) demonstrate the three pits which are located at the end of the stormwater drainage lines (two along the western property and one at the north eastern corner) before the discharge outlet location (KIP on existing road) are fitted with pit inserts (SPEL StormSack or similar); (d) be in accordance with applicable Australian Standards; and (e) be in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012.		X	May-19	16/07/2019	Certifying Authority	16/07/2019	Contractor to provide appropriate details in CC designs to comply with B26.	Submitted as part of crown certificate 2 dated 16/7/19.	N/A	Compliant
B27.	Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. Prior to commencement of works, the existing drains are to be checked for adequacy and cleared of any obstructions.		X	May-19	3/05/2019	N/A	3/05/2019	Contractor to provide documentary evidence of compliance	Photographic evidence submitted by RCC 03/05/2019	N/A	Compliant
Operational Noise – Design of Mechanical Plant and Equipment											
B28.	Prior to the commencement of construction, the Applicant must incorporate the noise mitigation recommendations of the Noise and Vibration Assessment dated 6 August 2018 by Muller Acoustic Consulting, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in Noise and Vibration Assessment.		X	Nov-19		Certifying Authority		Contractor to provide documentary evidence of compliance	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	As per Richard Crookes Construction letter dated 19th of September 2019 to DoPE. RCC to include the noise mitigation recommendations of the noise and vibration assessment under condition B28 into the design drawings. Design drawings to be submitted to certifying Authority for approval under CC4 NLT 1/11/19	Non Compliant
Mechanical Ventilation											

B29.	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 building works.		X	May-19			Certifying Authority		Contractor to provide documentary evidence of compliance.	To form part of Staged Construction Certificate No. 4. Anticipated Submission November 2019.	N/A	Not Triggered
Compliance Reporting												
B30.	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.		X	Apr-19	9/05/2019		Secretary FYI Only	N/A	Principal to submit Compliance Monitoring and Reporting Programme	Bioresources Facility Compliance monitoring and reporting program (April 2019) issued to DoPE to Teresa.Gizzi@planning.nsw.gov.au 9/5/19. Commencement of construction reported to be 13th of May however initial demolition works conducted were under an existing REF. Works under this DA consent condition did not commence till 30th of May 2019.	N/A	Compliant
B31.	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).		X	Ongoing			N/A		As per consent condition	Construction compliance report not submitted in accordance with compliance reporting program. Initial Report submitted 19/9/19.	N/A	Non Compliant
B32.	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.		X	Ongoing			N/A		As per consent condition	N/A	N/A	Not Triggered
B33.	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.		X	N/A	N/A		N/A	N/A	N/A	N/A	N/A	Not Triggered
Reflectivity												
B34.	The building materials used on the facades of the buildings must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground building works.		X	Nov-19			Certifying Authority		Contractor to provide documentary evidence of compliance	To form part of Staged Construction Certificate No. 4. Anticipated Submission September 2019.	N/A	Not Triggered
Ecological and Biodiversity Measures												
B35.	Prior to the commencement of construction, relevant recommendations of the Ecological Assessment Report, Dated April 2018 and prepared by Anderson Environment and Planning are to be implemented, including contribution of funds to the University's bushland regeneration budget and installation of 15 nest boxes.		X	May-19	21/05/2019		Secretary FYI Only	N/A	Principal to provide documentary evidence of compliance	Email issued to DoPE teresa.gizzi@planning.nsw.gov.au Nest box compliance report and letter from UON confirming contribution to bush regeneration fund	N/A	Compliant



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