

Intended for

APP Corporation Pty Limited

Document type

Independent Environmental Audit Program

Date

June 2020

**INDEPENDENT
ENVIRONMENTAL AUDIT
PROGRAM
UNIVERSITY OF
NEWCASTLE CAMPUS
HONEYSUCKLE STAGE
1A BUILDING**

**INDEPENDENT ENVIRONMENTAL AUDIT PROGRAM
UNIVERSITY OF NEWCASTLE CAMPUS HONEYSUCKLE
STAGE 1A BUILDING**

Project name **Independent Environmental Audit Program**
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Prepared by **Taylor Jackson**
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CONTENTS

1.	Introduction	2
1.1	Background	2
1.2	Requirement for the IEA Program	2
2.	Audit Schedule	4
3.	Scope of the Audits	5
4.	Audit Table	6

TABLES

Table 1: IEA Program Requirements and Schedule	4
Table 2: Scope of Audits	5

APPENDICES

Appendix 1

Auditor Endorsement

Appendix 2

Audit Table

1. INTRODUCTION

1.1 Background

Ramboll Australia Pty Ltd (Ramboll) has prepared this Independent Environment Auditing (IEA) Program on behalf of APP Corporation Pty Limited (APP) for the construction of a new building at 16 Honeysuckle Drive, Newcastle (Lot 1 in Deposited Plan (DP) 1163346) within the Honeysuckle City Campus of the University of Newcastle (UoN) (the Project). The building accommodates the UoN's School of Creative Industries (SOCi) and includes an 'Innovation Hub'.

Development consent conditions were issued for the Project on 21 May 2020 by the Department of Planning, Industry and Environment (the Department) as State Significant Development (SSD) Application Number 9510 (SSD 9510).

The IEA Program has been prepared for submission to the Department of Planning, Industry and Environment (the Department) in accordance with *Independent Audit: Post Approval Requirements* (2018) (the Requirements 2018) as referenced in the consent conditions of SSD 9510. The program has also been developed considering the revised guidance *Independent Audit: Post Approval Requirements* (2020) (the Requirements 2020).

1.2 Requirement for the IEA Program

The requirements for the IEA Program are outlined in conditions C44 to C49 of the development consent for SSD 9510 as follows:

"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)).

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.

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.

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).

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.

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."

The proposed auditors were approved by the Department on 5 June 2020. A copy of the approval letter is included in Appendix 1.

2. AUDIT SCHEDULE

Table 1 provides the proposed schedule of the IEA program in accordance with conditions C46 of the development consent and the Requirements.

The schedule presented in Table 1 is based on the following assumptions:

- Construction commenced on 10 June 2020
- Construction is undertaken over a period of 45 weeks (based on the provided construction program)
- Commencement of operations in April 2021.

Should the construction program be delayed for any reason and extending it beyond a 52 weeks program, a second subsequent construction audit may be required within 52 weeks from the date of the subsequent construction audit (in accordance with the Requirements 2018 and the Requirements 2020).

Table 1: IEA Program Requirements and Schedule

Audit	Phase	Timing	Frequency	Anticipated lodgement date
Initial construction audit	Construction	Within eight weeks of the notified commencement date of construction	Once	5 August 2020
Subsequent construction audit	Construction	No later than six months from the date of the initial construction Independent Audit	Once	5 February 2021
Operational audits	Operation	Within 52 weeks of the commencement of operation	At intervals, no greater than 1 years	April 2022

3. SCOPE OF THE AUDITS

The matters to be considered in each IEA and relevant conditions of the development consent for each stage are outlined in Table 2.

Table 2: Scope of Audits

Audit report	Matters to be considered	Relevant conditions of SSD 9510
Initial construction audit	<p>The initial construction audit will:</p> <ul style="list-style-type: none"> • Assess the documentation prepared prior to commencement of construction to ensure the environmental performance of the development and to manage its effects on the surrounding environment, including the community. • Assess whether the development is complying with the terms of the consent as they apply at the time of the audit. • Assess the environmental performance of the development, including compliance with construction environmental management plans. • Recommend measures or actions to improve the environmental performance of the development, and improvements to relevant documents required under the consent. 	<ul style="list-style-type: none"> • All Part A conditions • All Part B conditions • Part C conditions as relevant to the current stage of work • Appendix 1 conditions as relevant • Appendix 2 conditions as relevant
Subsequent construction audit	<p>The subsequent construction audit will:</p> <ul style="list-style-type: none"> • Assess the environmental performance of the development during construction and its effects on the surrounding environment including the community, including implementation of recommended actions from the preceding audit report. • Assess whether the development is complying with the terms of the consent as they apply at the time of the audit. • Review the adequacy of relevant documents required under the consent. • Recommend measures or actions to improve the environmental performance of the development, and improvements to relevant documents required under the consent. 	<ul style="list-style-type: none"> • All Part A conditions • Part B conditions if any matters are outstanding from the initial construction audit • All Part C conditions • Part D conditions as relevant to the current stage of work • Appendix 1 conditions as relevant • Appendix 2 conditions as relevant
Operational audits	<p>The operation audits will:</p> <ul style="list-style-type: none"> • Assess the environmental performance of the development during operations and its effects on the surrounding environment including the community, including implementation of recommended actions from the preceding audit report. • Assess whether the development is complying with the terms of the consent as they apply at the time of the audit. • Review the adequacy of relevant documents required under the consent. • Recommend measures or actions to improve the environmental performance of the development, and improvements to relevant documents required under the consent. 	<ul style="list-style-type: none"> • All Part A conditions • Part C conditions if any matters are outstanding from the subsequent construction audit • Part D conditions if any matters are outstanding from the subsequent construction audit • All Part E conditions • Appendix 1 conditions as relevant • Appendix 2 conditions as relevant

4. AUDIT TABLE

The Audit Table is included in Appendix 2 and is presented in a tabular format. The Compliance Table identifies the requirements in all conditions of consent that must be complied with during the relevant phase of the development. The table sets out the monitoring methodology that is to be used to assess compliance with each compliance requirement and the evidence required to satisfy the condition. In some cases, the methodology and evidence columns are intentionally left blank due to this information unknown until it is closer to the date of compliance.

The Compliance Table includes the following information in accordance with the Requirements:

- A unique identification number (ID)
- The exact wording of the compliance requirement
- A blank column to record the evidence used to assess and determine whether each requirement has been complied with
- A blank column for commentary on findings and recommendations
- A blank column for recording the status of compliance.

Compliance with each of these conditions (as applicable to the stage of the project) would be considered during each audit report. The Audit Table will be used for the audits and updated as required.

APPENDIX 1 AUDITOR ENDORSEMENT



Mathew Watson
Project Manager
APP Corporation Limited
Level 2, 426 King Street
Newcastle, NSW, 2300

By email only: mathew.watson@app.com.au
CC: cforrester@ethosurban.com

05/06/2020

Dear Mr Watson

**University of Newcastle (UoN) Honeysuckle Campus Stage 1A (SSD-9510)
Auditor Endorsement Request**

Reference is made to your request (SSD-9510-PA-2), submitted to the Department of Planning, Industry and Environment (DPIE) on 2 June 2020, for the Secretary's approval of suitably qualified persons to prepare the first Independent Environmental Audit (IEA) of the UoN Honeysuckle Campus Stage 1A (the Project) in accordance with Schedule 2, Condition C44 of SSD-9510 (the Consent).

The Department has reviewed the information provided, and has agreed to the following audit team:

- Mr Shaun Taylor (Auditor);
- Ms Taylor Jackson (Auditor); and
- Ms Victoria Sedwick (Peer Review).

The IEA must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018), and the Independent Audit Program (Schedule 2, Condition C45 of the Consent). Please ensure that the Response to Audit Recommendations (RAR) includes responses to all non-compliances and auditor recommendations with clear timeframes (dd-mm-yyyy) for implementation of the proposed corrective action. Failure to meet these requirements will require revision and resubmission.

Please ensure this correspondence is appended to the IEA Report.

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

If you wish to discuss the matter further, please contact Joel Curran, Senior Compliance Officer on 02 4904 2702 or compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'H Watters'.

Heidi Watters
Team Leader Northern
Compliance

As nominee of the Planning Secretary

APPENDIX 2 AUDIT TABLE

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510																																																
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	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.																																															
	Terms of Consent																																															
A2	The development may only be carried out:																																															
A2a	in compliance with the conditions of this consent;																																															
A2b	in accordance with all written directions of the Planning Secretary;																																															
A2c	generally in accordance with the EIS as amended by the RtS and RFIR; and																																															
A2d	in accordance with the approved plans in the table below (except as may be amended by the conditions of consent): <table border="1" data-bbox="277 963 1162 1453"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by EJE Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A-010</td> <td>SSD</td> <td>SITE PLAN</td> <td>2020/04/23</td> </tr> <tr> <td>A-100</td> <td>SSD</td> <td>GROUND FLOOR PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-100.1</td> <td>SSD</td> <td>MEZZANINE PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-101</td> <td>SSD</td> <td>LEVEL 1 PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-102</td> <td>SSD</td> <td>LEVEL 2 PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-103</td> <td>SSD</td> <td>LEVEL 3 PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-104</td> <td>SSD</td> <td>PLANT LEVEL PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-107</td> <td>SSD</td> <td>ROOF PLAN</td> <td>2019/16/12</td> </tr> <tr> <td>A-190</td> <td>SSD</td> <td>GROUND FLOOR AREA PLAN</td> <td>2019/16/12</td> </tr> </tbody> </table>	Architectural Drawings prepared by EJE Architecture				Dwg No.	Rev	Name of Plan	Date	A-010	SSD	SITE PLAN	2020/04/23	A-100	SSD	GROUND FLOOR PLAN	2019/16/12	A-100.1	SSD	MEZZANINE PLAN	2019/16/12	A-101	SSD	LEVEL 1 PLAN	2019/16/12	A-102	SSD	LEVEL 2 PLAN	2019/16/12	A-103	SSD	LEVEL 3 PLAN	2019/16/12	A-104	SSD	PLANT LEVEL PLAN	2019/16/12	A-107	SSD	ROOF PLAN	2019/16/12	A-190	SSD	GROUND FLOOR AREA PLAN	2019/16/12			
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26 June 2020

Table A-1: Compliance with Development Consent SSD 9510							
ID	COMPLIANCE REQUIREMENT				EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	A-191	SSD	MEZZANINE AREA PLAN	2019/16/12			
	A-192	SSD	LEVEL 1 AREA PLAN	2019/16/12			
	A-193	SSD	LEVEL 2 AREA PLAN	2019/16/12			
	A-194	SSD	LEVEL 3 AREA PLAN	2019/16/12			
	A-196	SSD	ROOF AREA PLAN	2019/16/12			
	A-200	SSD	WEST ELEVATION	2020/02/28			
	A-201	SSD	NORTH ELEVATION	2020/02/28			
	A-202	SSD	SOUTH ELEVATION	2020/02/28			
	A-203	SSD	EAST ELEVATION	2020/02/28			
	A-300	SSD	SECTIONS – SHEET 1	2020/02/28			
	A-301	SSD	SECTIONS – SHEET 2	2020/02/28			
	A-302	SSD	SECTIONS – SHEET 3	2020/02/28			
	M-1	T-1	MATERIALS SCHEDULE	2019/07/16			
	M-2	T-2	MATERIALS SCHEDULE	2019/08/09			
	M-3	T-1	MATERIALS SCHEDULE	2019/07/16			
	SG-1	T-1	SIGNAGE SCHEDULE	2019/07/16			
	SG-2	T-1	SIGNAGE SCHEDULE	2019/07/16			
Landscape Drawings prepared by Terras Landscape Architects							
	Dwg No.	Rev	Name of Plan	Date			
	11749.CC L03	2	Extent of work	28/02/2020			
	11749.CC L04	2	Landscaping layout	28/02/2020			
	11749.CC L05	2	Landscaping layout: part 1	28/02/2020			
	11749.CC L06	2	Landscaping layout: part 2	28/02/2020			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510							
ID	COMPLIANCE REQUIREMENT				EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	11749.CC L07	2	Landscaping details	28/02/2020			
	11749.CC L08	2	Landscaping details	28/02/2020			
	11749.CC L09	2	Planning layout	28/02/2020			
	11749.CC L10	2	Planting palette	28/02/2020			
	Civil and Stormwater Management Plans prepared by Aurecon						
	Dwg No.	Rev	Name of Plan	Date			
	CV0002	5	SITE PLAN	03.10.19			
	CV0003	5	STORM WATER PLAN	03.10.19			
	CV0004	5	PAVEMENT PLAN	03.10.19			
	CV0005	4	CIVIL DETAILS SHEET 1	16.07.19			
	CV0006	4	CIVIL DETAILS SHEET 2	16.07.19			
	CV0007	5	CIVIL DETAILS SHEET 3	02.10.19			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:						
A3a	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;						
A3b	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and						
A3c	the implementation of any actions or measures contained in any such document referred to in (a) above.						
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						

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.			
	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.			
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:			
A6a	site preparation and remediation works			
A6b	installation of a substation			
A6c	use of the building for events, with the exception of events directly associated with the building's University function			
A6d	digital display, projection or any other means of lighting or animation onto the façades of the building.			
	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.			
	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.			
	Legal Notices			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.			
	Evidence of Consultation			
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:			
A10a	consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and			
A10b	provide details of the consultation undertaken including:			
A10b(i)	the outcome of that consultation, matters resolved and unresolved; and			
A10b(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
	Staging, Combining and Updating Strategies, Plans or Programs			
A11	With the approval of the Planning Secretary, the Applicant may:			
A11a	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);			
A11b	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			
A11c	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).			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
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.			
	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:			
A14a	the relevant requirements of the BCA;			
A14b	any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.			
A14 Note1	Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works			
A14 Note2	Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.			
	External Walls and Cladding			
A15	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.			
	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.			
A17	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.			
	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.			
A18 Note1	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.			
	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:			
A19a	make the following information and documents (as they are obtained or approved) publicly available on its website:			
A19a(i)	the documents referred to in condition A2 of this consent;			
A19a(ii)	all current statutory approvals for the development;			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
A19a(iii)	all approved strategies, plans and programs required under the conditions of this consent;			
A19a(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;			
A19a(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;			
A19a(vi)	a summary of the current stage and progress of the development;			
A19a(vii)	contact details to enquire about the development or to make a complaint;			
A19a(viii)	a complaints register, updated monthly;			
A19a(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;			
A19a(x)	any other matter required by the Planning Secretary; and			
A19b	keep such information up to date, to the satisfaction of the Planning Secretary.			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
	Amendments to the Building Design Requiring Approval			
B1	B1. 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:			
B1a	amendments to the roof of the building to reduce the prominence and visibility of the rooftop enclosures. This could be achieved by:			
B1a(i)	reducing the size of the enclosures			
B1a(ii)	architecturally incorporating the enclosures into the design of the building			
B1a(iii)	increasing the height of building parapets / creating a roof feature			
B1a(iv)	or an alternative approach as agreed with the Planning Secretary.			
	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.			
	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:			
B3a	the relevant clauses of the BCA; and			
B3b	this development consent.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	External Walls and Cladding			
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.			
	Protection of Public Infrastructure			
B5	B5. Before the commencement of construction, the Applicant must:			
B5a	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;			
B5b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and			
B5c	submit a copy of the dilapidation report to the Certifying Authority and Council.			
	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.			
	Utilities and Services			
B7	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
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.			
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.			
Access for People with Disabilities				
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.			
Environmental Management Plan Requirements				
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:			
B12a	detailed baseline data;			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B12b	details of:			
B12b(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);			
B12b(ii)	any relevant limits or performance measures and criteria; and			
B12b	(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;			
B12c	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
B12d	a program to monitor and report on the:			
B12d(i)	impacts and environmental performance of the development;			
B12d(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			
B12e	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;			
B12f	a program to investigate and implement ways to improve the environmental performance of the development over time;			
B12g	a protocol for managing and reporting any:			
B12g(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);			
B12g(ii)	complaint;			
B12g(iii)	failure to comply with statutory requirements; and			
B12h	a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B12 Note 1	The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
	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:			
B13a	(a) Details of:			
B13a(i)	hours of work;			
B13a(ii)	24-hour contact details of site manager;			
B13a(iii)	management of dust and odour to protect the amenity of the neighbourhood;			
B13a(iv)	stormwater control and discharge;			
B13a(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;			
B13a(vi)	groundwater management plan including measures to prevent groundwater contamination;			
B13a(vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;			
B13a(viii)	community consultation and complaints handling			
B13b	Construction Traffic and Pedestrian Management Sub-plan (see Condition B14);			
B13c	Construction Noise and Vibration Management Sub-plan (see Condition B15);			
B13d	Construction Waste Management Sub-plan (see Condition B16);			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B13e	Construction Soil and Water Management Sub-plan (see Condition B17);			
B13f	an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and			
B13g	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.			
B14	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:			
B14a	be prepared by a suitably qualified and experienced person(s);			
B14b	be prepared in consultation with Council and TfNSW;			
B14c	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;			
B14d	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 approval by City of Newcastle's Traffic and Transport Section. Email: traffic@ncc.nsw.gov.au)			
B14e	detail heavy vehicle routes, access and parking arrangements;			
B14f	include a Driver Code of Conduct to:			
B14f(i)	minimise the impacts of earthworks and construction on the local and regional road network;			
B14f(ii)	minimise conflicts with other road users;			
B14f(iii)	minimise road traffic noise; and			
B14f(iv)	ensure truck drivers use specified routes;			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B14g	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.			
B14h	details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;			
B14i	details of the construction program highlighting details of peak construction activities and proposed construction staging;			
B14j	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;			
B14k	cumulative impacts of the proposed construction and ongoing projects in the vicinity of the site;			
B14l	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			
B14m	include a program to monitor the effectiveness of these measures.			
B15	B15. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:			
B15a	be prepared by a suitably qualified and experienced noise expert;			
B15b	incorporate recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020;			
B15c	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);			
B15d	hours of construction in accordance with Conditions C4 to C8;			
B15e	outline how noise and vibration impacts would be monitored during construction			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B15f	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			
B15g	include strategies that have been developed with the community for managing high noise generating works; and			
B15h	describe the community consultation undertaken to develop the strategies; and			
B15i	include a complaints management system that would be implemented for the duration of the construction.			
B16	The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:			
B16a	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;			
B16b	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.			
B17	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMS) and the plan must address, but not be limited to the following:			
B17a	be prepared by a suitably qualified expert, in consultation with Council and where necessary the Department of Planning, Industry and Environment - Water (DPIE - Water);			
B17b	describe all erosion and sediment controls to be implemented during construction;			
B17c	provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site);			
B17d	detail all off-Site flows from the Site;			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B17e	site dewatering (if applicable), including preparation of a dewatering management plan in consultation with DPIE – Water			
B17f	information on:			
B17f(i)	any Impacts of the development on surface and groundwater hydrology and quality			
B17(ii)	any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000.			
B17g	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.			
B18	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:			
B18a	be prepared by a suitably qualified and experienced person(s);			
B18b	address the provisions of the Floodplain Risk Management Guidelines (EESG);			
B18c	include details of:			
B18c(i)	the flood emergency responses for the construction phase of the development;			
B18c(ii)	predicted flood levels;			
B18c(iii)	flood warning time and flood notification;			
B18c(iv)	assembly points and evacuation routes;			
B18c(v)	evacuation and refuge protocols; and			
B18c(vi)	awareness training for employees and contractors.			
	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			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	(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.			
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.			
	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.			
	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.			
	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			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.			
	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.			
	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.			
	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.			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	Stormwater			
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).			
	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.			
	Flooding			
B33	Prior to commencement of construction the following details are to be provided to the Certifying Authority			
B33a	The whole of the proposed building/structure below the flood planning level (FPL) of 2.80 metres Australian Height Datum (AHD) is to be			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	constructed of water-resistant materials and finishes that are resistant to damage from floodwaters.			
B33b	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			
B33c	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.			
	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.			
	Honeysuckle Drive / Worth Place Frontages			
B35	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:			
B35a	New footpath and streetscape work extending 2-5m either side of the property.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B35b	New street trees and any grass verge areas.			
B35c	New kerb and gutter, removal of redundant driveways, and repair any road works.			
B35d	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).			
B35e	Repair of any damages caused during construction.			
B35f	New street furniture including bicycle racks or rings and new seats and bins.			
B35g	Street lighting including new Smart City poles and infrastructure (including to connect to existing Smart City infrastructure).			
B35h	New drainage and development drainage connections.			
B35i	Any artwork and interpretation for heritage related elements within the road reserve (if required).			
B36	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.			
PART B: PRIOR TO COMMENCEMENT OF 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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Site Notice			
C2	A site notice(s):			
C2a	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;			
C2b	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;			
C2c	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
C2d	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			
C2e	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.			
	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.			
	Construction Hours			
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	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.			
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.			
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.			
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.			
	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).			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	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.			
	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.			
	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.			
	Hoarding Requirements			
C14	The following hoarding requirements must be complied with:			
C14a	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
C14b	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			
C14c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	No Obstruction of Public Way			
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.			
	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.			
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.			
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.			
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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	Vibration Criteria			
C21	Vibration caused by construction at any residence or structure outside the site must be limited to:			
C21a	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			
C21b	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).			
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.			
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.			
	Air Quality			
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.			
C25	During construction, the Applicant must ensure that:			
C25a	exposed surfaces and stockpiles are suppressed by regular watering;			
C25b	all trucks entering or leaving the site with loads have their loads covered;			
C25c	trucks associated with the development do not track dirt onto the public road network;			
C25d	public roads used by these trucks are kept clean; and			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C25e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
	Erosion and Sediment Control			
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'.			
	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.			
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'.			
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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.			
	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.			
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.			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.			
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).			
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.			
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.			
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.			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Incident Notification, Reporting and Response			
C40	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>			
	Non-Compliance Notification			
C41	<p>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.</p> <p>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.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance</p>			
	Revision of Strategies, Plans and Programs			
C42	Within three months of:			
C42a	the submission of a compliance report under condition B30;			
C42b	the submission of an incident report under condition C39;			
C42c	the submission of an Independent Audit under condition C44;			
C42d	the approval of any modification of the conditions of this consent; or			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C42e	the issue of a direction of the Planning Secretary under condition A3 which requires a review,			
C42	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.			
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.			
C43 Note	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			
	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)).			
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.			
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:			
C46a	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C46b	<p>A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p> <p>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.</p>			
C47	Independent Audits of the development must be carried out in accordance with:			
C47a	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and			
C47b	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			
C48	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			
C48a	review and respond to each Independent Audit Report prepared under condition C44 of this consent;			
C48b	submit the response to the Department and the Certifying Authority; and			
C48c	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			
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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	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.			
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.			
	Protection of Public Infrastructure			
D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
D4a	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
D4b	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
D4 Note	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	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:			
D6a	to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			
D6b	to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			
D6b(i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
D6b(ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
D6c	to be forwarded to Council.			
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.			
	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:			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
D8a	be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;			
D8b	be based on the Honeysuckle City Campus Development University of Newcastle Green Travel Plan prepared by SECA solution and dated May 2019			
D8c	include objectives and modes share targets to define the direction and purpose of the GTP;			
D8d	include specific tools and actions to help achieve the objectives and mode share targets;			
D8e	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;			
D8f	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			
D8g	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).			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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:			
D10a	the BCA;			
D10b	AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;			
D10c	the development consent and any relevant modifications; and			
D10d	any dispensation granted by the NSW Fire Brigade.			
	Fire Safety Certification			
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.			
	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:			
D12a	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			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
D12b	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
	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.			
	Outdoor Lighting			
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:			
D14a	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			
D14b	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.			
	Operational Waste Management Plan			
D15	Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:			
D15a	be prepared in consultation with Council			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
D15b	confirm the location of waste collection and establish appropriate routes to the collection point			
D15c	provide confirmation of the engagement of a qualified private waste collection contractor			
D15d	detail the type and quantity of waste to be generated during construction and operation of the development;			
D15e	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);			
D15f	detail the materials to be reused or recycled, either on or off site; and			
D15g	include the Management and Mitigation Measures included in the EIS.			
	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).			
	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:			
D17a	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			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
D17b	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			
D17c	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.			
	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:			
D18a	the provision of a minimum 52 bicycle parking spaces including:			
D18a(i)	40 spaces for students and staff within the temporary single storey extension			
D18a(ii)	12 spaces for visitors within the public domain			
D18b	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;			
D18c	the provision of end-of-trip facilities for staff, which provide for at two showers, a changing area and lockers;			
D18d	appropriate pedestrian and cyclist advisory signs are to be provided; and			
D18e	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
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.			
	Landscaping			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
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:			
D21a	describe the ongoing monitoring and maintenance measures to manage landscaping; and			
D21b	identify that all trees are established on site prior to occupation of the premises.			
D22	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.			
	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 mosquitos that may have arrived from the operational port. The MMP shall be prepared in consultation with Hunter New England Local Health District.			
	Operational Flood Management			
D24	Prior the commencement of the operation, an Operational Flood Emergency Management Plan (OFEMP) must be submitted to the Certifier that:			
D24a	is be prepared by a suitably qualified and experienced person(s);			
D24b	addresses the provisions of the Floodplain Risk Management Guidelines (EESG);			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
D24c	includes details of:			
D24c(i)	the flood emergency responses for operational phase of the development;			
D24c(ii)	likely flood behaviour and predicted flood levels;			
D24c(iii)	flood warning time and flood notification; (iv) assembly points and evacuation routes;			
D24c(v)	evacuation and refuge protocols; and			
D24c(vi)	awareness training for employees and contractors, and students			
D24c(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.			
D25	The OFEMP shall be effectively updated and maintained by the occupiers.			
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.			
	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.			
	Signage			
D28	Signage shall be installed in accordance with the specifications of the signage drawings listed at Condition A2.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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:			
E1a	the occupants of Stage 1A shall be permitted to access the relocated facilities within Stage 1B			
E1b	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			
E1c	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.			
	Operation of Plant and Equipment			
E2	All plant and equipment used on site, or to monitor the performance of the development must be:			
E2a	maintained in a proper and efficient condition; and			
E2b	operated in a proper and efficient manner.			
	Operational Noise Limits			
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.			
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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.			
	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.			
	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.			
	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.			
E9	The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with:			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
E9a	the requirements of all relevant Australian Standards; and			
E9b	the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.			
E9 Note	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.			
	Landscaping			
E10	The landscaping is to be maintained at all times following its installation in accordance with the approved Landscape Management Plan.			
	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).			
	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.			
	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.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
APPENDIX 1 ADVISORY NOTES				
	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.			
	Long Service Levy			
AN2	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.			
	Legal Notices			
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.			
	EPA			
AN4	The EPA recommends the use of 'certified consultants'. Please note that the EPA's Contaminated Land Consultant Certification Policy, Ver 2, (dated November 2017) (https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&hash=D56233C4833022719BCE0F40F870C19DC273A1F7) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the Contaminated Land Management Act 1997 to be prepared, or reviewed and approved, by a certified consultant.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Access for People with Disabilities			
AN5	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 construction, the Certifier 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.			
AN6	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.			
	Utilities and Services			
AN7	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			
AN8	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.			
	Road Design and Traffic Facilities			
AN9	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.			
	Road Occupancy Licence			
AN10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	SafeWork Requirements			
AN11	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.			
	Hoarding Requirements			
AN12	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
	Handling of Asbestos			
AN13	The Applicant must 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.			
	Fire Safety Certificate			
AN14	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			
APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS			
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C41 or, having given such notification, subsequently forms the view that an incident has not occurred.			
2	Written notification of an incident must:			

26 June 2020

Table A-1: Compliance with Development Consent SSD 9510				
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
2a	identify the development and application number;			
2b	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
2c	identify how the incident was detected;			
2d	identify when the applicant became aware of the incident;			
2e	identify any actual or potential non-compliance with conditions of consent;			
2f	describe what immediate steps were taken in relation to the incident;			
2g	identify further action(s) that will be taken in relation to the incident; and			
2h	identify a project contact for further communication regarding the incident.			
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.			
4	The Incident Report must include:			
4a	a summary of the incident;			
4b	outcomes of an incident investigation, including identification of the cause of the incident;			
4c	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
4d	details of any communication with other stakeholders regarding the incident.			